

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9905327
Insp Area: 3

Site Address: 3800 POWER INN RD SAC
Parcel No: 079-0300-015 BLDG #2

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

CONTRACTOR
DE VRIES CONSTRUCTION INC

OWNER
COZZITORO MICHAEL C/RENA C
185 LOST CREEK DR
FOLSOM CA 95630

ARCHITECT

Nature of Work: ADD NEW METAL BUILDING W/PARKING LOT TO EXISTING SITE

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.

X License Class B License Number _____ Date 6-7-00 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 _____ 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.

X Date 6-7-00 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.

X 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 Indemnity Policy Number 0526119514 Exp Date 10-1-00

____ (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.

X Date 6-7-00 Applicant 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

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 3800 POWER INN RD BLDG 2 Permit No. 99-05327

Building Use: METAL BLDG Occupancy: S3

Building Owner: COZZITORTO, MICHAEL Construction Type: 1

Owner Address: 185 LOST CREEK DR FOLSOM Sprinkled? [] Yes [X] No

Portion of Building Occupied: ENTIRE Area: 3456 Sq. Ft.

11/21/00 Michael M. Bubbage DENNIS RICHARDSON
Date By:Print Sign CHIEF BUILDING OFFICIAL

[Finaled By:GD,TR,MJS,GRS,RW]

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



MatriScope, Inc.[®]
Engineering Laboratories & Consultants

Final Letter

November 7, 2000

MS Job No.: 0822

Building Inspection Division
City of Sacramento
1231 I Street, Room 200
Sacramento, CA 95814

Project: Cozz's European Car Center
3800 Power Inn
Sacramento, CA 95826
Permit No.: 99-05327

Subject: Affidavit of Completion of Special Inspection

Building Inspection Division:

THIS IS TO CERTIFY that our firm has completed Special Inspection for the above referenced project in accordance with the section 1701 of the Uniform Building Code. The Special Inspection included the following items:

- Inspection of high strength bolting (ASTM A-325)

The inspections were performed by the undersigned special inspector or by personnel under his supervision. To the best of our knowledge, the work was in accordance with the approved plans and specifications as well as the applicable provisions of the Uniform Building Code.

Sincerely,

Raja A. Rodrigo, P. E.
Senior Engineer



cc: *Solano Construction (Ms. Gay Pontious)*

CITY OF SACRAMENTO
APPLICATION FOR COMMERCIAL BUILDING PERMIT

9905327 3C

DEVELOPMENT SERVICES DIVISION
 PERMIT SERVICES SECTION

1231 I Street, Rm. 200
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY #	Insp. Area
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Applicant **MUST** complete ALL Unshaded areas

ADDRESS 3800 Power Inn Rd Sac Suite Bldg
 PARCEL # APN 079-0300-05-0000

<p align="center">CONTACT</p> <p>Name <u>Edna Cruz</u> Address <u>7438 Donato Rd Vacaville</u> Phone <u>707-446-2323</u> FAX <u>707-678-3220</u> E-mail _____</p>	<p align="center">LICENSED CONTRACTOR Lic No. # <u>622242</u></p> <p>Name <u>Delries Const Inc</u> Address <u>7438 Donato Rd Vacaville</u> Phone <u>707-446-3131</u> FAX <u>707-678-3220</u> E-mail _____</p>
<p align="center">ARCHITECT/ENGINEER</p> <p>Name <u>AL Thynn</u> Address <u>124 Oakwood</u> Phone <u>530-823-2633</u> FAX _____ E-mail _____</p>	<p align="center">OWNER</p> <p>Name <u>Mike Cozzitorto</u> Address <u>3800 Power Inn Rd</u> Phone <u>916-462-7264</u> FAX _____ E-mail <u>953-1726</u></p>

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: _____
 → WORKER'S COMPENSATION POLICY # 713-97-UNA 0002629 EXPIRATION DATE: 9-30-99

NATURE OF WORK IN DETAIL: Auto Building, Storage Parking lot.
Auto Frame Shop.

OCCUPANT/TENANT: _____ VALUATION: \$ 605,850

FLOOD STATUS: _____		S.C.A.T. _____							
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 Req. Y/N		Fed Code	Vio. File
		<u>3456 SF</u>		<u>44</u>	<u>L-1</u>	SPR	ALARM		[H] [Quad]
B	L	(P)	M	E	F	S	D	PW	UTIL
								<u>of use</u>	

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

(Print or Type) If Printing, press hard for four copies

PART I To be completed by the APPLICANT

OWNER'S NAME Mike Gozzitorto
 OWNER'S ADDRESS 185 Last Creek Dr. Folsom Ca 95630
 PROJECT ADDRESS 3800 Power Inn Rd. Sacramento Ca
 PARCEL NUMBER 079-2-10-0000 LOT NO. _____
 SUBDIVISION NAME _____
 NUMBER OF UNITS _____

Upon payment of the fees listed below, a 90-day approval period commences upon which the applicant paying the fees may protest such fees. Any failure to file such protest within the 90-day period shall result in forfeiture of any rights to challenge such fees, through litigation or otherwise.

APPLICANT'S SIGNATURE [Signature]
 TITLE OF APPLICANT _____
 DATE 6-7-00 PHONE NUMBER 707-678-3220

PART II To be completed by BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER 9905327 Bldg # 2
 BUILDING TYPE
 RESIDENTIAL () APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL (X)
 SQUARE FEET OF CHARGEABLE BUILDING AREA 3456 sq ft
 SIGNATURE [Signature]
 TITLE [Title] DATE 6-5-00

PART III To be completed by SCHOOL DISTRICT

SCHOOL DISTRICT Sacramento City Unified School District
 DISTRICT CERTIFICATION NO. 6797

EXEMPT	COMMENTS
RESIDENTIAL/APT/CONDO	SQ FT X \$ = \$
COMMERCIAL/INDUSTRIAL <u>.28</u>	SQ FT X \$ <u>3456</u> = \$ <u>967.68</u>
OTHER FEE TYPE	SQ FT X \$ = \$
TOTAL FEES COLLECTED	= \$ <u>967.68</u>

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 district 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 Michelle E. Holland
 TITLE Office Technician DATE 6/7/00

Original: School District 1st copy: School District 2nd copy: Building Department 3rd copy: Applicant

City of Sacramento Development Services Division Planning and Zoning Information Request

Project Address: 3800 Power Inn Rd

Assessor's Parcel Number: 079-0300-015

PREVIOUS USE _____

Current Land Use: Auto Body

Description of Request/Proposed Use: _____

New Auto Frame Shop

IS THIS A CHANGE OF USE? _____

Zoning Designation: M-2-S

Prior Applications for Project Site(P#,Z#,DRPB#): _____

Comments: _____

Provide total sq. ft.
for all existing uses.

New parking reqs.

50% shading

90° parking reqd in front

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: _____

WJ Bourne 5/25/99



DEPARTMENT OF
UTILITIES
ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1395 - 35TH AVENUE
SACRAMENTO, CA
95822-2911

PH 916-264-1400
FAX 916-264-1497

September 23, 1999
990541:KY

Alfred Thym
124 Oakwood Drive
Auburn, CA 95603

SUBJECT: **DETERMINATION OF BASE FLOOD ELEVATION (BFE) FOR 3800 POWER
INN ROAD, (APN 079-0300-015)**

Dear Mr. Thym:

This letter is in reference to your request for a determination of the base flood elevation (BFE) for 3800 Power Inn Road, (APN 079-0300-015) which is in an unnumbered AR flood zone on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated July 6, 1998. Based upon the "Flood Insurance Study", dated January 1989, by the Corps of Engineers, we have determined the BFE 42.3 feet for the subject parcel.

This letter does not imply that a structure built at or above the BFE will or will not be free from flooding. A structure built at or above the BFE may be damaged by a flood. This determination is for purposes of establishing construction standards as required by FEMA, and does not create a liability on the part of the City, or any officer or employee thereof, for any damage that occur from reliance on this determination.

If you have any questions, please call me at 264-1432.

Sincerely,

Kimland M. Yee
Associate Civil Engineer

c: Dave Brent, Supervising Engineer
Bryon Nakashima, Senior Engineer
Charles Capron, Assistant Civil Engineer



MatriScope, Inc.[®]
Engineering Laboratories & Consultants

November 7, 2000

MS Job No.: 0822

Building Inspection Division
City of Sacramento
1231 I Street, Room 200
Sacramento, CA 95814

Project: Cozz's European Car Center
3800 Power Inn
Sacramento, CA 95826
Permit No.: 99-05321

Subject: Affidavit of Completion of Special Inspection

Building Inspection Division

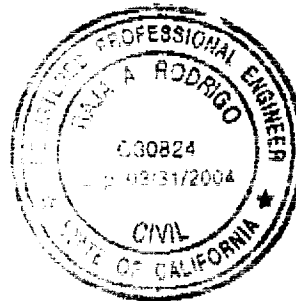
THIS IS TO CERTIFY that our firm has completed Special Inspection for the above referenced project in accordance with the section 1701 of the Uniform Building Code. The Special Inspection included the following items:

- Inspection of high strength bolting (ASTM A-325)

The inspections were performed by the undersigned special inspector or by personnel under his supervision. To the best of our knowledge, the work was in accordance with the approved plans and specifications as well as the applicable provisions of the Uniform Building Code.

Sincerely,

Raja A. Rodrigo, P. E.
Senior Engineer



cc: Solano Construction (Ms. Gay Hentious)

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May 26, 1999

RECEIVING FAX: 264-7046

SENDING FAX: 875-6253

TO: **STEVE GORMAN**
CITY OF SACRAMENTO

FROM: **ROBB F. ARMSTRONG**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

PHONE NUMBER: 875-6756

RE: **SEWER FACILITY IMPACT FEES**
3800 POWER INN RD.

PLAN CHECK # 9905327
APN : 079-0300-015

There will be no Sewer Facility Impact Fees due at this time for the parcel mentioned above due to sufficient credit (acreage credit vs. use) however if a change in use occurs (other than the stated Warehouse @ 10,500sq ft. and Office @ 500sq ft.) such as an addition or change in use, additional fees may be required? Any questions regarding this decision can be addressed to Water Quality Engineering, Customer Service @ 875-6756.

Thank You,
Robert F. Armstrong

*This fee is due and payable at 827 Seventh Street, Room 105.
This fee is also subject to adjustment if the data supplied is changed.*
e-mail: armstrongro@pwa.co.sacramento.ca.us

City of Sacramento Water and Sewer Service Quotation

FY 99/00

Date: 06-Jun-00	Time: 08:00:28 AM	Building Permit No.:	Plan Check No.: 9905327
Address: 3800 Power Inn Road		Parcel no.: 079-0300-015	
Description: New metal building and parking			
Subdivision Map:			Water Page No.: 41
Estimate by: Dilley		Bldg. Insp. Reviewer:	
Engineering Firm: Peabody			
Sewer Jurisdiction: Regional San Dist 1			
Comment No. 1 2-8" fire services (easement taps). Comment No. 2 Comment No. 3 Comment No. 4			
TOTAL WATER DEV. FEES: 0.00		18.0 hrs x \$75 /hr = 1350.00 or \$300.00 (whichever is greater)	
TOTAL SEWER DEV. FEES: 0.00		total on-site grading and drainage review fee: 1,350.00 L75 L75	

Water Service Quotations

Main Size	Service Size	Description	Qty	Tap Fee/ea.	Meter Fee/ea.	Total Tap Cost	Dev. Fees
8"	8"	Fire service	2	1,685.00	0.00	3,370.00	0.00
						0.00	
						0.00	
						0.00	
						0.00	
					Fire Hydrant:	0.00	
Total for Water:						3,370.00	
Acreage Charge:							0.00

Sewer Service Quotations

Main Size	Service Size	Description	Qty	St. (FT)	MH Fee/ea.	Tap Fee/ea.	Total Cost	Dev. Fees
							0.00	
							0.00	
							0.00	
							0.00	
							0.00	
Total for Sewer:							0.00	

Note: Total cost = Qty. x St/2 x Tap Fee + MH Fee

Water Main Construction Charge: 0.00

Total For Address: 3,370.00

Water development fees are based on the size of domestic service. total water development for commercial property includes a \$3,058.00 per acre charge in addition to the standard fee.



SACRAMENTO MUNICIPAL UTILITY DISTRICT P. O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA.

August 18 1990

SOLANO CONSTRUCTION
ATTN: GLENN DEVEREUX
7428 DEMELLO RD
YACAVILLE, CA 95688

WA # 67796

SMUD COMMITMENT LETTER

Thank you for submitting your plans for 3800 POWER INN RD for an electric service commitment. Your cooperation enables us to give you the best service possible, as well as provide for your future requirements.

We are returning one copy of your plans indicating the service location and other requirements checked below. Our commitment is subject to changing conditions and, as a result, may not be valid after twelve months.

Please contact the Estimator if additional information is desired.

Estimator DAVE SMITH Telephone (916) 732-5776

Service will be: Overhead Underground

Volts: 120 Phase: 3 Wire: 4 Type: STAR

(Street light service voltage will be the same as above.)

- Transformer pad required: Yes No SMUD Dwg. _____
- Conduit required: Yes No (see sketch)
- Right-of-way required: Yes No
- Transformer protection required: Yes No see sketch and SMUD Dwg. _____
- Primary pull box required: Yes No Number: SMUD Dwg. _____
- Service box required: Yes No Number: SMUD Dwg. _____
- Switchgear pad required: Yes No Number: SMUD Dwg. _____
- Street light service box required: Yes No (see sketch)

Other requirements: See enclosed Booklet Prints

A maximum fault current of 20800 amps symmetrical is based on the largest transformer that could be needed to serve the Single Combined main sizes of 400 amps.

Metering will be outside, if possible. If in a meter room, door must be keyed for SMUD key. Contact the Estimator for details.

If future load growth necessitates increasing the main switch size, the available fault current should be recalculated.

NOTE: This commitment letter may be required by local inspection authority as part of its plan check requirements.

ACCEPTANCE TEST REPORT
OF
ELECTRICAL GROUNDING SYSTEM/ELECTRODE
AT
3800 POWER INN RD
SACRAMENTO

FOR
SOLANO CONSTRUCTION
7438 DE MELLO RD
VACAVILLE, CA 95688

BY
POWER SYSTEMS TESTING COMPANY
1800 VERNON STREET, SUITE #8
ROSEVILLE, CA 95678
TELEPHONE: (916) 969-9177

PST REFERENCE #S4366
10/25/00

REPORT PREPARED BY: ANTHONY FOSTER

REPORT CERTIFIED BY: GREG GOULD
SACRAMENTO DISTRICT MANAGER

I. INTRODUCTION

Power Systems Testing Company performs ground resistance tests to ensure adequacy of new grounding systems or to detect possible changes in existing grounding systems. These tests can establish both the resistance of the grounding electrode system with respect to surrounding earth and to major equipment frames, steel structures, grounding busses and derived neutral points.

A properly designed and built low resistance/impedance system is essential for personnel safety, insulation rating, quick isolation of faults and minimizing of transient overvoltages.

II. SUMMARY

Power Systems Testing Company was contracted to perform ground resistance tests of the grounding system at 3800 Power Inn Rd, Sacramento, CA.

The tests were performed on October 25, 2000 by Anthony Foster of Power Systems Testing Company. The work was coordinated with Solano Construction.

III. TEST PROCEDURES:

The three basic methods used to conduct these tests are as follows:

1. The direct - two terminal - method, or
2. The fall of potential - three terminal - method.
3. The "stakeless" method.

For establishing the earth resistance of the grounding electrode/system, the fall of potential method per IEEE Standard 81, par 8.2.1.5 was utilized with 155 ft (P2) and 250 ft (C2) test electrode spacing.

The Norma Unilap Geo-X Earth Testor, Power Systems Testing asset No. 0828 was used to conduct the tests.

IV. RESULTS AND RECOMMENDATIONS

The system ground resistance determined by the above tests was found to be acceptable. Please refer to the attached test sheet(s) for measured values.



Los Angeles • San Diego
Hayward • Fresno • Sacramento

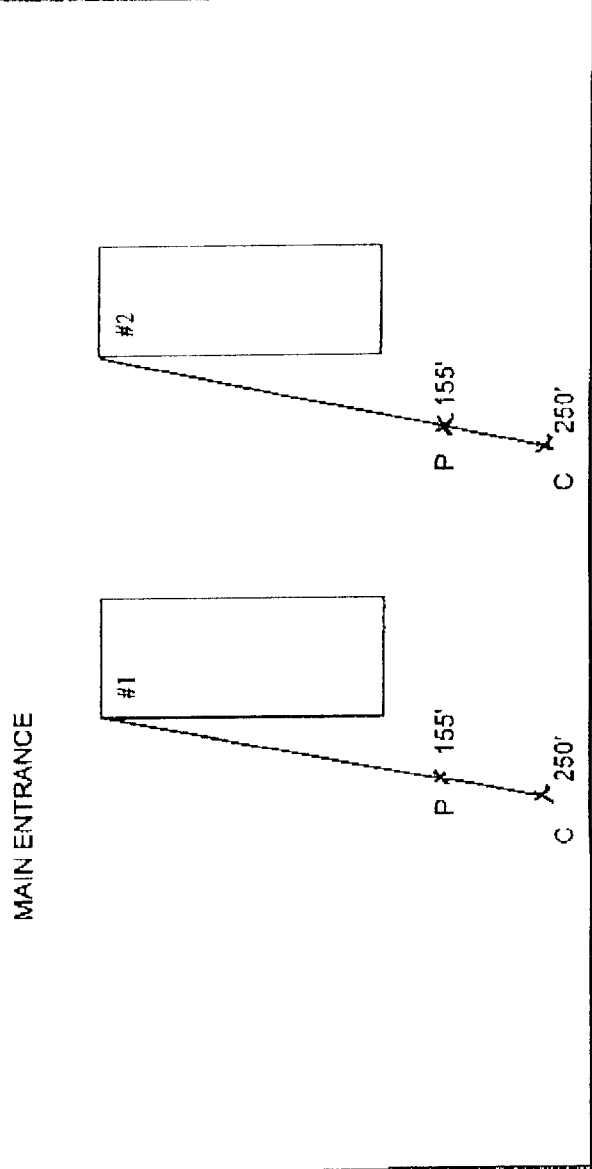
POWER SYSTEMS
TESTING CO.

GROUND RESISTANCE TEST REPORT

CUSTOMER SOLANO CONSTRUCTION LOCATION 3800 POWER INN RD JOB NO. S4366
SACRAMENTO DATE 10/25/00 TESTED BY A. FOSTER

TEST METHOD FALL-OF-POTENTIAL TEST EQUIPMENT USED: NORMA GEO-X

TEST DATA		
GROUND IDENTIFICATION	ROD SIZE/DEPTH	RESISTANCE
1. SERVICE GROUND	AS BUILT	.59
2. SERVICE GROUND	AS BUILT	.60



TEST CONDITIONS
No rainfall within the last 48 hrs.

REMARKS: TEST RESULTS ARE ACCEPTABLE



GROUND ROD RESISTANCE TEST REPORT

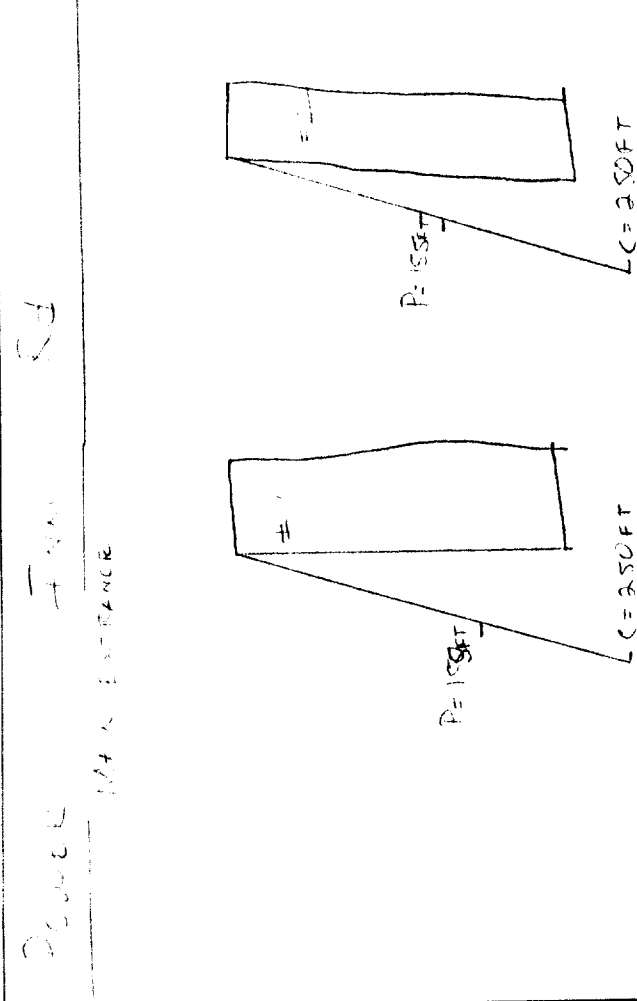
CUSTOMER: SONO ELECTRIC LOCATION: 3700 SONO WAY IN JOB NO. 5-4866
 DATE: 10/15/2000 TESTED BY: ARF

TEST METHOD: WALSH TEST EQUIPMENT USED: CEMA REC X

TEST DATA

GROUND IDENTIFICATION	ROD SIZE/DEPTH	RESISTANCE
1 SEVEN	1/2" DIA	59
2 SEVEN	1/2" DIA	66

GROUND ROD LAYOUT



TEST CONDITIONS
No rainfall within the last 72 hrs.

REMARKS: TEST RESULTS ARE ACCEPTABLE