

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0113225

Insp Area: 4

Thos Bros: 278A6

Site Address: 1300 EL CAMINO AV SAC

Parcel No: 277-0032-005

BLDG C

Sub-Type: NCOM

Housing (Y/N): N

CONTRACTOR

OWNER

DEREK MARKSTEIN  
4400 MILLER OAK DR  
AUBURN CA 95602

ARCHITECT

DARRYL CHINN  
2612 J ST  
SAC CA 95816

Nature of Work: MINI STORAGE BLDG C (4680SF)

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 C-13883 \_\_\_\_\_ 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.)

X 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 10/26/01 \_\_\_\_\_ Owner Signature *[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 10/26/01 \_\_\_\_\_ 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 \_\_\_\_\_ Policy Number \_\_\_\_\_ Exp. Date \_\_\_\_\_

X (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 10/26/01 \_\_\_\_\_ 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.

**YOUNGDAHL**  
**CONSULTING GROUP, INC.**  
GEOTECHNICAL • ENVIRONMENTAL • MATERIALS TESTING

Project No. 99316.4  
20 May 2002

Pacific Oak Development  
9260 Cherry Avenue  
Orangevale, CA 95662

Attention: Mr. Eric Pilegaard

Subject: **EL CAMINO SELF-STORAGE**  
1300 El Camino Avenue, Sacramento, California  
**REPORT OF CONSULTATION, OBSERVATION, AND TESTING SERVICES  
DURING REPAIRS TO BUILDING PAD C FINISH GRADE; AND DURING SITE  
IMPROVEMENTS**

- References:
- 1) Geotechnical Engineering Study for El Camino Self Storage, prepared by Youngdahl & Associates, Inc., dated 12 October 1999 (Project No. 99316.4).
  - 2) Supplemental Building Floor Slab and Portland Cement Concrete Pavement Recommendations for El Camino Self Storage, prepared by Youngdahl & Associates, Inc., dated 20 October 1999 (Project No. 99316).
  - 3) Limited Phase II Subsurface Exploration, prepared by Youngdahl & Associates, Inc., dated 11 November 1999.
  - 4) Report of Consultation, Observation, and Testing Services during Grading Operations for Building Pad Construction for El Camino Self-Storage, prepared by Youngdahl Consulting Group, Inc., dated 8 November 2001 (Project No. 99316.4).

As requested, Youngdahl Consulting Group, Inc. has provided consultation, observation, and testing services on an intermittent basis from 22 March to 17 May 2002 during grading operations and site improvements for the above referenced project.

A description of the initial grading operations performed during building pad construction is provided in Reference 4. The scope of the report includes a description of grading operations during repairs to finish grade within Building Pad C, during utility trench backfill operations (when requested), and during preparation of driveway subgrade and aggregate base.

During grading for site improvements, a representative from our firm observed numerous areas of instability within the drive aisle subgrades as well as the south end of Building Pad C. The location of the unstable areas were conveyed to the contractor, and were subsequently painted out by the contractor. Recommendations were provided to the contractor to overexcavate the soft subgrade materials 12 inches, place Amoco 2006, or equivalent, on the exposed grade and restore grade with aggregate base compacted to 95 percent based on the ASTM D1557 test method. Recommendations were also provided to overexcavate the south end of Building Pad C approximately 18 inches and restore grade with compacted aggregate base.

During a follow-up site visit, a representative from our firm observed geotextile fabric and aggregate base to have been placed within the subgrade overexcavations. The contractor proof-rolled the driveway subgrade and aggregate base areas and no significant areas of instability were observed. Some minor deflections were observed on the north side of the central driveway and the driveway located on the west and north sides of Building F (see Table II, Test No. 15, 16, and 17). The

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Pacific Oak Development 916 989 9702

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deflections observed did not appear to warrant additional mitigative measures than those proposed by the client, detailed below. It is our understanding that the client has elected to construct the drive aisles on the project site directly on prepared subgrade, using a 5 inch thick, unreinforced portland cement concrete (PCC) pavement section. In addition to the above construction, subgrade areas that were overexcavated, had fabric placed and grade restored with aggregate base, are to be reinforced with welded wire mesh.

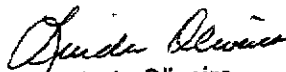
Field density testing performed by our firm indicates that a minimum relative compaction of 90% was achieved in all the building pad and utility trench backfill areas tested after recompaction procedures, and a minimum relative compaction of 95% was achieved in all the driveway subgrade and aggregate base areas tested. The laboratory maximum density was determined by the ASTM D1557-91 test method. Field density testing was based on the ASTM D2922-96 and D3017-96 test methods. The locations of our field density tests are based on our observations in the field. Summarized on Tables I and II are the results of all field and laboratory tests performed to date by our firm for the grading of the project.

Based on our observations and test results, the grading performed to date for the project has been completed in general accordance with the recommendations provided in the referenced reports. Building Pad C is considered suitable and ready for foundation improvements constructed in accordance with the referenced reports. The test results reported represent the moisture and density at the locations and depths indicated. *No guarantee or warranty of the contractor's work is made, expressed or implied.*

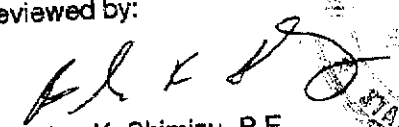
We recommend that Youngdahl Consulting Group, Inc. be retained to perform a footing observation following their excavation to verify soil conditions prior to placement of steel reinforcement and concrete for Building Pad C.

Should you have any questions or require additional information, please contact our office at your convenience.

Very truly yours,  
Youngdahl Consulting Group, Inc.

  
L. Linda Oliveira  
Staff Geologist

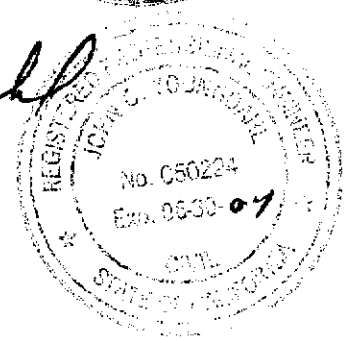
Reviewed by:

  
Brandon K. Shimizu, P.E.  
Project Engineer

  
John C. Youngdahl, P.E.  
Principal Engineer

Distribution: 4 Copies: Pacific Oak Development, Attention: Mr. Eric Pilegaard  
1 FAX: (916) 989-9702, Attention: Mr. Eric Pilegaard

Attachments: Tables I & II





**TABLE I - LABORATORY TEST RESULTS**

Soil Type	Description	Dry Density (pcf)	Optimum Moisture (%)
1.0	Brown Sandy SILT with Some Gravel	116.1	11.2
1.1	Soil Type 1.0 with 10% Rock Correction	119.8	10.1
1.2	Soil Type 1.0 with 20% Rock Correction	123.8	9.0
1.3	Soil Type 1.0 with 30% Rock Correction	128.0	7.9
2.0	Gray Brown Silty SAND with Trace Clay and Few Gravels (Import)	116.8	13.8
3.0	3/4" Class II Aggregate Base (Granite, Bradshaw Road)	144.7	6.7

**TABLE II - FIELD DENSITY TEST RESULTS**

Test No.	Date 2002	Location	Depth Below Grade (ft)	Moisture Content (%)	Dry Density (pcf)	Relative Compaction (%)	Soil Type
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**Water Main Trench Backfill:**

1	3/22	Taft Street	SG	15	106.8	92	1.0
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**Building Pad C Backfill:**

2	5/10	South	FG	9	*	*	*RT #3 1.3
3	5/17	Retest of Test No. 2	FG	4	142.9	99	3.0
4	5/17	South Central	FG	4	141.0	97	3.0
5	5/17	North Central	FG	5	128.1	100	1.3

**Driveway Subgrade and Aggregate Base:**

6	5/17	Center Driveway, East Central	AB	3	137.7	95	3.0
7	5/17	Driveway Between Buildings B and D, Center	AB	3	140.7	97	3.0

**Notes:**

STA - Station  
SD - Storm Drain  
SL - Sewer Lateral  
SM - Sewer Main  
WL - Water Lateral  
WM - Water Main

OG - Original Ground  
SG - Subgrade  
RG - Rough Grade  
RSG - Rough Subgrade  
FG - Finish Grade  
Depth - Depth below Finish Grade

MH - Manhole  
PE - Pipe Envelope  
FB - Footing Base  
CL - Center Line  
AB - Aggregate Base  
AC - Asphalt Concrete

\* - Falling Test  
RT - Retest  
( ) - Soil Type  
RWA - ReWorked & Approved  
" - Approved by Visual Observation Due to High Rock Content

N, NE, E, SE, S, SW, W, NW = North, Northeast, East, Southeast, South, Southwest, West, & Northwest



Test No.	Date 2002	Location	Depth Below Grade (ft)	Moisture Content (%)	Dry Density (pcf)	Relative Compaction (%)	Soil Type
8	5/17	Driveway Between Buildings B and D, North End	SG	5	124.9	98	1.3
9	5/17	Driveway Between Buildings F and D, North End	SG	6	128.3	100	1.3
10	5/17	Driveway Between Buildings F and D, Center	AB	4	145.6	100+	3.0
11	5/17	Driveway Between Buildings F and D, South Side	AB	6	141.4	98	3.0
12	5/17	Central Driveway, Center	AB	3	137.9	95	3.0
13	5/17	Driveway Between Buildings G and E, Center	SG	8	127.2	99	1.3
14	5/17	Driveway Between Buildings G and E, South End	AB	3	137.6	95	3.0
15	5/17	Central Driveway, West Side	AB	5	139.6	96	slight deflection 3.0
16	5/17	Driveway Between Buildings A and F, Center	AB	4	141.3	98	slight deflection 3.0
17	5/17	Driveway Between Buildings H and F, North Central	AB	4	138.7	96	slight deflection 3.0
18	5/17	Driveway, Northwest Side of Building H	AB	5	143.4	99	3.0

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CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Building Address: 1300 EL CAMINO AV BLD C Permit No.: 0113225  
Building Use: MINI STORAGE Occupancy: S-1  
Building Owner: DEREK MARKSTEIN Construction Type: II-NH  
Owner Address: AUBURN, CA Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE Area: 4680 Sq. Ft.  
3/4/03  
Date By: (Print) Derek Markstein Sign Dennis Richardson **DENNIS RICHARDSON**  
CHIEF BUILDING OFFICIAL

[ Finaled By: DRP,MJB, CP,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 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**