

**CITY OF SACRAMENTO**

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

**Permit No: 0309283**

**Site Address: 2701 DEL PASO RD SAC  
Parcel No: 225-0040-040  
BLDG G**

**Insp Area: 4  
Thos Bros:  
Sub-Type: NCOM  
Housing (Y/N): N**

**CONTRACTOR**

**OWNER**

**ARCHITECT**

REVE-KNIGHT CONSTRUCTION

LEWIS RETAIL CENTER-BRIAN GARCIA

128 ASCOT DR

1156 NORTH MOUNTAIN AVE

ROSEVILLE CA 95670

UPLAND CA 91785-0670

**Nature of Work: NEW COMMERCIAL SHELL BUILDING SHOPS G 13,142 SQ FT**

**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 **B**

License Number 659107

Date 4/19/04

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 Professions 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: \_\_\_\_\_

APR 19 2004

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 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 above-mentioned property for inspection purposes.

Date 4/19/04

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 \_\_\_\_\_

INDemnITY ISURANCE COM. OF NO. \_\_\_\_\_

Policy Number WSA164161403

Exp Date 01/15/2005

Date 4/19/04

Applicant Signature \_\_\_\_\_

**WARNING: FAILURE TO SECURE WORKERS 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 ATTORNEYS FEE.**

**THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.**

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: DEL PASO RD – EAST COMMERCE PKWY	APN: 225-1780-011
DRPB AREA / PUD / SPD:	ZONING:
EXISTING LAND USE: VACANT	
PROPOSED USE: TOWN CENTER – SHOP G	
<p><b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b></p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s):    PC            ZA            IR            ER            DR            PB</p> <p style="padding-left: 40px;">Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input type="checkbox"/> Application(s) IN PROGRESS:</p> <p style="padding-left: 40px;">Applicant may submit for concurrent building permit plan check, at applicant's risk.          Building Division must check with Planning staff and/or SITE before issuing building permit.</p> <p><input checked="" type="checkbox"/> <b>Application(s) COMPLETED:</b>    Z03-026 SP MINOR MOD</p> <p style="padding-left: 40px;"><b>P FILE FOR APPROVAL OF TOWN CENTER NOT LISTED UNDER THIS APN ON ZIPS OR APS – REFERENCE TO P99-137 (TOWN CENTER FOUND ON CITY WEBSITE)</b></p> <p style="padding-left: 40px;">Building permit must conform to approved plans and comply with all conditions of approval.          Do NOT issue building permit prior to end of 10 day appeal period.</p> <p><input type="checkbox"/> <b>Plans may be submitted for plan check.</b> Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.</p> <p><input type="checkbox"/> Meets setback &amp; lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input checked="" type="checkbox"/> <b>Route to SITE</b> for plan check and inspection.</p> <p><input type="checkbox"/> Preliminary review ONLY; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.</p>	
COMMENTS:	
DATE: 6/25/03	BY: LINDA HAY <i>L. Hay</i>



**WALLACE - KUHL  
& ASSOCIATES INC.**

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

November 15, 2004

**Brian Garcia**  
**Lewis Retail Centers**  
**1156 North Mountain Avenue**  
**Upland, CA 91785-0670**

*Micro film*

*Special Inspection Final Report*  
**NORTH NATOMAS TOWN CENTER - SHOP G**  
**Permit No. 03-09283**  
**WKA No. 4122.23**

In accordance with City of Sacramento special inspection requirements, our firm has performed *Special Inspection and Testing* in accordance with Sections 106 and 1701 of the Uniform Building Code for the subject project. Our observation and test results indicate that the following items were constructed, to the best of our knowledge, in accordance with the project's plans and specifications:

**Earthwork:** Our representatives observed earthwork operations and sampled and tested soils during building pad construction.

**Concrete:** Inspected placement of reinforcing steel, anchor bolts, and concrete for footings and slab-on-grade. Obtained concrete samples for laboratory compressive strength testing and performed slump tests. Performed tension proof load testing of one epoxied allthread anchor for a hold down.

**Note:** *One sample of slab-on-grade concrete did not meet the design strength at age 28 days, but did meet the design strength at 56 days. The contractor and design team were informed. (copy attached)*

**Masonry:** Inspected placement of CMU block, reinforcing steel and grout for masonry retaining walls. Monitored grout consistency and consolidation during placement. Obtained CMU block, grout and mortar samples for laboratory compressive strength testing.

**Structural Steel:** We hired a special inspector to perform shop welding inspection of tube steel columns at Golden Gate Steel in LA. Our inspector also visually inspected the shop welds in the field. Performed field welding inspection and ultrasonic testing of moment frame welds. Monitored contractor compliance with Welding Procedure Specifications (WPS). Checked welder certification records.

**CORPORATE OFFICE**  
3050 Industrial Boulevard  
West Sacramento  
CA 95691  
Tel 916.372.1434  
Fax 916.372.2565

**ROCKLIN OFFICE**  
500 Merlo Drive  
Suite 100  
Rocklin, CA 95765  
Tel 916.435.9722  
Fax 916.435.9822

**STOCKTON OFFICE**  
3410 West Hammer Lane  
Suite F  
Stockton, CA 95219  
Tel 209.234.7722  
Fax 209.234.7727

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Page 2

Nailing: Checked edge and field nailing for roof diaphragms for correct spacing and size per nailing schedules, nailing edge distance and penetration. Checked timber framing hardware installation and nailing.

Last date on jobsite: August 24, 2004.

Please contact our office if you have any questions regarding this information.

Wallace - Kuhl & Associates, Inc.



David A. Redford, P.E.  
Senior Engineer

Attachment: Concrete Compression Test Report

cc: Hohbach-Lewin  
Reeve-Knight Construction

MCG Architects  
City of Sacramento



**WALLACE - KUHL & ASSOCIATES INC.**

**COMPRESSION TEST REPORT**

Report to: LEWIS RETAIL CENTERS  
ATTN: BRIAN GARCIA  
1156 NORTH MTN AVE, PO BOX 670  
UPLAND, CA 91785-0670

Date: August 24, 2004  
WKA File No.: 4122.23

Project Name: N. NATOMAS TOWN CNTR - SHOP G  
SACRAMENTO, CALIFORNIA  
PERMIT NO.: 03-09283

Mix Design No.: 5046302  
Supplier: A.R. READY MIX

Location in Structure:  
SLAB ON GRADE, LINE A @ 4

Design Strength: 3000

Specimen: CONCRETE

Air Content:

Mix Temp. 78 °F, Air Temp. 60 °F

Measured Slump: 6"

SPECIMEN LAB NO.	8857	8858	8859	8860	
CLIENT'S IDENT.					
Date Cast	06/29/04	06/29/04	06/29/04	06/29/04	
Date Received	06/30/04	06/30/04	06/30/04	06/30/04	
Date Tested	07/06/04	07/27/04	07/27/04	08/24/04	
Age, days	7	28	28	56	
Dimensions, in.	6x12	6x12	6x12	6x12	
Area, sq. in.	28.27	28.27	28.27	28.27	
Ult. Load, lbs.	52500	80600	82900	101900	
Comp. Str., psi	1860	2850	2930	3600	

Meets 28 day strength req.    
 Fails to meet 28 day str. req.    
 No strength req. given    
 Cast by WKA    
 Cast by others

*@ 56 days*

Copies to: HOHBACH-LEWIN  
MCG ARCHITECTS  
REEVE-KNIGHT CONSTRUCTION, INC  
CITY OF SACRAMENTO

Reviewed By *DAR*

David A. Redford

3050 Industrial Blvd., P.O. Box 1137, W. Sacramento, CA (916) 372-1434

TEST METHODS: Compressive Strength - ASTM C39, Slump - ASTM C143,  
Air Content - ASTM C173 or C231



Natomas Unified School District  
1901 Arena Blvd. • Sacramento, CA 95834  
Phone 916/567-5468 • Fax 916/567-5470

**CERTIFICATION OF COMPLIANCE**

**SCHOOL DISTRICT DEVELOPMENT FEES**

**PART I: TO BE COMPLETED BY APPLICANT**

Property Owner's Name	LEWIS RETAIL CENTER
Owner's Address	1150 N. MOUNTAIN AVE, UPLAND CA 91786-0670
Project Address	2901 DEL PASO RD.
Parcel Number	225-0040-040
Subdivision Name	NORTH NATOMAS TOWN CENTER
Number of Units	1
Print Applicant's Name	Applicant's Signature
Title of Applicant	
Date	Telephone Number

**PART II: TO BE COMPLETED BY BUILDING DEPARTMENT**

Plan Identification Number	0309203
Building Type (Check One)	<input type="checkbox"/> Residential <input type="checkbox"/> Apartment/Condominium <input checked="" type="checkbox"/> Commercial/Industrial
Square Feet of Chargeable Building Area	13,150
Signature	[Signature]
Title	Sup. Bldg Inspector
Date	4/8/04

**PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT**

District Certification Number	04.910
Fees Collected:	
Residential:	Sq. Ft. X \$ = \$
Apartment/Condominium:	Sq. Ft. X \$ = \$
Commercial/Industrial:	13,150 Sq. Ft. X \$ .34 = \$ 4471.00

**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, or to another public entity authorized to collect them on behalf of the District, whichever is earlier.

Applicant Signature: [Signature] Date: 4/8/04

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 Natomas Unified School District official, I hereby certify that the requirements of Government Code Section 65995 have been complied with by the above signed applicant.

SIGNATURE: [Signature] DATE: 4/8/04  
TITLE: Asst Tech

**Campa, Anna**

**From:** Ross, Dolores (MSA) [rossd@SacCounty.NET]  
**Sent:** Friday, April 09, 2004 8:34 AM  
**To:** acampa@mcgarchitecture.com  
**Cc:** Richard Heins (E-mail)  
**Subject:** Shops G - North Natomas Town Center

Sewer Impact Fees were paid for Shops G of North Natomas Town Center.

- Dolores Ross SRCSD 876-6063

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**WALLACE · KUHL  
& ASSOCIATES INC.**

November 15, 2004

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**NORTH NATOMAS TOWN CENTER - SHOP G**

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David A. Redford, P.E.  
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cc: Hohbach-Lewin  
Reeve-Knight Construction

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WALLACE - KUHL & ASSOCIATES INC.

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Design Strength: 3000

Location in Structure:
SLAB ON GRADE, LINE A @ 4

Specimen: CONCRETE
Air Content:

Mix Temp. 78 °F, Air Temp. 60 °F

Measured Slump: 6"

Table with 6 columns: SPECIMEN LAB NO., CLIENT'S IDENT., Date Cast, Date Received, Date Tested, Age, days, Dimensions, in., Area, sq. in., Ult. Load, lbs., Comp. Str., psi. Rows include specimen numbers 8857, 8858, 8859, 8860 and their respective test data.

Meets 28 day strength req. [X]
Fails to meet 28 day str. req. [ ]
No strength req. given [ ]
Cast by WKA [X]
Cast by others [ ]
@ 56 days

Copies to: HOHBACH-LEWIN
MCG ARCHITECTS
REEVE-KNIGHT CONSTRUCTION, INC
CITY OF SACRAMENTO

Reviewed By: [Signature]
David A. Redford

3050 Industrial Blvd., P.O. Box 1137, W. Sacramento, CA (916) 372-1434

TEST METHODS: Compressive Strength - ASTM C39, Slump - ASTM C143,
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WALLACE - KUHL & ASSOCIATES INC.

CITY OF SACRAMENTO

**CERTIFICATE OF COMPLIANCE**

For Information Contact (916) 808-5716

Building Address: 2701 DEL PASO RD SHOP G Permit No.: 0309283  
Building Use: NEW COMMERCIAL SHELL/RETAIL Occupancy: M  
Building Owner: LEWIS RETAIL CENTER Construction Type: VN  
Owner Address: UPLAND, CA Sprinkled?  Yes  No  
Portion of Building: ENTIRE Area: 13142 Sq. Ft.  
AS OF 4/22/05 Date By: Carolyn Cooper Sign ROBERT LEE CHASE, AIA  
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[ Finaled By: DSP,DJP,THK,MJG,MF]

*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**