

CITY OF SACRAMENTO

Permit No: 9806624

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 3296 MARYSVILLE BL SAC

Sub-Type: ACOM

Parcel No: 2510270001

Housing (Y/N): N

CONTRACTOR

WALTON ENGINEERING
843 RISKE LN
WEST SACRAMENTO CA

OWNER

BLOCK GREG M
ORINDA CA

ARCHITECT

94563

Nature of Work: NEW CANOPY WITH LIGHTING - REPLACEMENT OF FUELING 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 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 ABHA2 License Number 617238 Date 9 OCT 98 Contractor Signature Jude Lee

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 9 OCT 98 Applicant/Agent Signature Jude Lee

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 Golden Eagle Policy Number 12-98 NWC 982730-00

(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.

Date 9 OCT 98 Applicant Signature Jude Lee

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 Development Services Division  
Planning and Zoning Information Request

Project Address: 3296 Marysville Blvd.

Assessor's Parcel Number: 251-0270-001

Current Land Use: (FE) CONV. MKT. / SERVICE STATION

Description of Request/Proposed Use: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning Designation: C-2

Prior Applications for Project Site(P#,Z#,DRPB#): 298-050,

Comments: EA Variance approved  
subject to conditions &  
Design Review approval

Are There Any Planning Issues?: (Circle One)  YES NO

Site Plan Check Required? (Circle One)  YES NO (Done-OTC)

Design Review/ Preservation Required?: (Circle One)  YES NO

Planning Review by/Date: M. J. Gour 9/29/98

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

**CITY OF SACRAMENTO  
APPLICATION FOR BUILDING PERMIT  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
BUILDING INSPECTION DIVISION**

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

98-06624C

QUICK STOP # 96  
 ADDRESS 3276 Marysville Blvd, Sac 95815 P.C. # 6260  
 PARCEL # 251-0270-001 SUITE # 7  
 AREA # 4C

CONTACT  LICENSED CONTRACTOR

NAME MIKE LEE, Walton ENG.  
 ADDRESS 843 RISKE LANE  
W. SAC, CA ZIP 95691  
 PHONE (916) 373-1168

NAME Walton ENGINEERING  
 ADDRESS 843 RISKE LANE  
W. SAC, CA ZIP 95691  
 PHONE (916) 372-1888 - Michael Walton

ARCH/ENG.  OWNER/TENANT

NAME MIKE LEE, Walton ENG.  
 ADDRESS 843 RISKE LANE  
W. SAC, CA ZIP 95691  
 PHONE (916) 373-1168

NAME Quick STOP markets, Inc.  
 ADDRESS 4567 Enterprise St.  
FREEMONT, CA ZIP 94538  
 PHONE (510) 657-8500 - Jeff Van Riper

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE?  YES  NO

NATURE OF WORK IN DETAIL: NEW CANOPY  
Replacement of existing Fueling  
System + canopy lighting.

**SPECIAL INSPECTION  
REQUIRED**

D.B.A. NA  VALUATION 28,007.00  
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS  S.C.A.T.

JOB DESCR. BLDG SHRL APT TK ) REM( ) SW FIRE ADD (OTH)  
 INSP. DISCIPLINES  BLDG  MECH  PLUMB  ELEC  SITE  FIRE

# OF STORES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED CODE	VIO. FILE
		1104		S3	IN	NO	13	
B	L	P	M	E	F	S	D	R

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Valuation - 28 Sep 98  
 Ftg only - 1,500.-  
 Canopy - 17,916.-  
 misc elec'l - 5,200.-  
 Petrol +  
 canopy lighting  
 Total → 24,616.-



**CITY OF SACRAMENTO**  
**DEVELOPMENT SERVICES DIVISION**  
 1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

PC 126

Prior to issuance of a permit, the applicant shall complete Part I of this form. Part II and Part III shall be completed by the project Architect/Engineer and the Development Services Department as a part of the plan review process. Before permit issuance all parties must sign this agreement. Please note that failure to comply with special inspection requirements could be expensive in terms of retrofit design and construction as well as delays in the project.

**PART I • SPECIAL INSPECTION AND TESTING AGREEMENT**

PROJECT NAME QUICK STOP #E  
 PROJECT ADDRESS 3296 MARYSHIRE BLVD, SACRAMENTO, CA 95815  
 PLAN REVIEW NUMBER 6260  
 PERMIT NUMBER \_\_\_\_\_  
 OWNER'S NAME FREDRICK DENOLF EMBOLDY ET AL  
 OWNER'S ADDRESS 28 OVERHILL RD, ORINDA, CA 94563  
 OWNER'S REPRESENTATIVE MIKE LEE PHONE NUMBER 916-373-1168

**TESTING/INSPECTION FIRM(S) ITEMS**

1 KLEINFELDER CONCRETE=3000 PSI CANOPY FTGS  
3077 FITE CR SACRAMENTO CA 95827  
 CONTACT PERSON: TED OLIN 916-366-1701

2 \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

**PART II • SPECIAL INSPECTION AND TESTING AGREEMENT • INSPECTION REQUIRED**

*In accordance with Chapter 17 Section 1701 of the UBC, as adopted by this jurisdiction, SPECIAL INSPECTION is required as noted below:*

PRECONSTRUCTION MEETING ( ) REQUIRED ( ) WAIVED

CODE SECTION	TYPE OF WORK	CONTINUOUS	PERIODIC
1701.5.1	CONCRETE 3000 PSI CANOPY FOOTINGS (2)		
1701.5.2	BOLTS INSTALLED IN CONCRETE		
1701.5.3	SPECIAL MOMENT - RESISTING CONCRETE FRAME		
1701.5.4	REINFORCING STEEL AND PRESTRESSING STEEL TENDONS		
1701.5	STRUCTURE WELDING		
1701.5.1	GENERAL		
	FIELD STRUCTURAL WELDING		
	SHOP STRUCTURAL WELDING (REQUIRING SPECIAL INSPECTION)		
1701.5.2	SPECIAL MOMENT - RESISTING STEEL FRAMES		
1701.5.3	WELDING OF REINFORCING STEEL		
1701.5.6	HIGH STRENGTH BOLTING		
1701.5.7	STRUCTURAL MASONRY		
1701.5.8	REINFORCED GYPSUM CONCRETE		
1701.5.9	INSULATING CONCRETE FILL		
1701.5.10	SPRAY APPLIED FIREPROOFING		
1701.5.11	PILING, DRILLED PIERS AND CAISSONS		
1701.5.12	SHOTCRETE		
1701.5.13	SPECIAL GRADING, EXCAVATION & FILLING		
1701.5.14	SMOKE CONTROL SYSTEM		
1701.5.15	SPECIAL CASES		
1702	STRUCTURAL OBSERVATION PER SECTION 307 REQUIRED: ( ) YES ( ) NO		

SCC 9.26.1004 FLOOD PROOFING INSPECTION & CERTIFICATION

OTHER: \_\_\_\_\_  
 SPECIAL INSTRUCTIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

23 Sep 98

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

RE: SPECIAL INSPECTION AGREEMENT  
Plan Check #6260

QUIK STOP 96  
3296 Marysville Blvd., Sacramento, CA 95815

To Whom It May Concern:

Please find enclosed the Special Inspection Agreement Form received by Walton Engineering on 22 September 1998. Kleinfelder has agreed to do the inspection of 3000 psi Canopy Footings.

Please call if I may be of further assistance. My direct line is (916) 373-1168.

Sincerely,

  
Mike Lee, AIA

Architectural Department Manager

TED GUASS FOR MIKE LEE)

LETTERS OF AUTHORIZATION

# Quik Stop Markets, Inc.

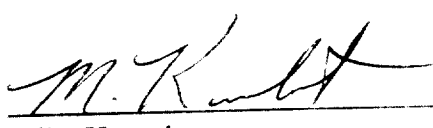
4567 Enterprise Street • Fremont, CA 94538 • (510) 657-8500 • Fax: (510) 657-1544

## LETTER OF AGENCY

### ALL QUIK STOP MARKETS, INC. SITES IN SAN JOAQUIN COUNTY

This letter authorizes Mike Lee, Architect, and the firm of Walton Engineering, Inc., and its employees to act as our agent, on our behalf, for the purpose of securing Conditional Use Permit Amendments, Architectural Review Board Approvals, Building Permits, Miscellaneous Permits, and Permits required for the removal of existing and construction of new retail fuel storage and dispensing systems at our sites in San Joaquin County

This authorization includes signing and filing applications or other documents, the payment of fees, the obligation for payment of fees where they are determined by actual agency costs, the obligation for release of any and all analytical information, and representation in discussions, meetings, or hearings.



Mike Karvelot  
Director of Environmental Affairs

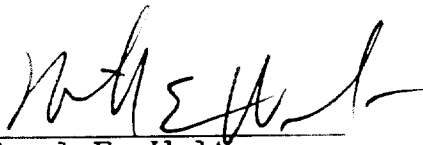
12-4-97

Date

LETTER OF AUTHORIZATION

Walton Engineering, Inc. hereby authorizes Ted Glass to use his signature on our behalf to obtain permits, authorizations, or information required for permit or utility processing.

If you have any questions or need further information, please phone our office.



Michael E. Walton  
PRESIDENT

6/29/98

Date

**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: QUICK STOP MARKET # 96 Phone: (916) 929-1830  
 Site Address: 3296 MARYSVILLE Blvd, SAC, CA. 95815 Suite: —  
 (Street) (Zip)  
 Business Owner/Representative: QUICK STOP MARKETS, INC Phone: (510) 657-8500  
 Nature of Business: CONVENIENCE STORE + Gasoline Sales  
 (Derived From F.D. EMORY, ET AL, 128 GERRILL RD, CRINDAL, CA. 94563)  
 Property Owner: QUICK STOP MARKETS, INC Phone: (510) 657-8500  
 Address: 4567 ENTERPRISE ST. Suite: —  
 (Street)  
FREMONT CA 94538  
 (City) (State) (Zip)

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   
*Gasoline*

**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   
*Gasoline*  
 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   
*Have verification with Thomas Guide + AAA Maps. - + casual observation re site visit.*

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: JOCE LEE  
 (Print)  
J Lee 16 July 78  
 (Signature) (Date)

BID Use Only: Plan Ck# _____ Permit # _____	
OK to issue prmt? Y _____	F.D. Appr Req'd? Yes No
init date _____	
Hold on Certificate of Occupancy? Yes No	
Fire Dept. Use Only:	
OK to issue permit? ini' _____	date _____
OK to issue Certificate of Occupancy? ini' _____	date _____



*John Long*

CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, June 10, 1998, the Zoning Administrator approved with conditions a variance to allow a canopy projection into the front yard setback for existing gas pumps for the project known as Z98-050. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

**Project Information**

Request: Zoning Administrator Variance to reduce the required front yard setback from 25 feet to 20 feet for a pump island canopy projection on 0.27± developed acres in the General Commercial (C-2) zone.

Location: 3296 Marysville Blvd (D2, Area 4)

Assessor's Parcel Number: 251-0270-001

Applicant: Walton Engineering (Mike Lee)  
P.O. Box 1025  
W. Sacramento, CA 95691

Property Owner: Quick Stop Markets, Inc.  
P.O. Box 5745  
Fremont, CA 94537

General Plan Designation: Community/Neighborhood Commercial and Offices  
North Sacramento  
Community Plan: Retail-General Commercial  
Existing Land Use of Site: Convenience Market/Service Station  
Existing Zoning of Site: General Commercial, C-2

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: C-2; Commercial	Front:	25'	20'
South: C-2; Commercial	Side(E.):	0'	9'
East: R-1; Single Family Residence	Side(W.):	5'	8'
West: R-1; Park	Rear:	0'	15'

Property Dimensions: Irregular

Property Area:	0.27± acres	
Square Footage of Buildings:	Store-	2,100 square feet
	Canopy-	1,104 square feet
	Total-	3,204 square feet
Exterior Building Materials:	Metal	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A and B

Previous Files: No Files

Additional Information: The applicant is requesting a variance to construct an 1,104 square foot canopy over two gas pump islands. The canopy will be 24 feet by 46 feet. There is a 25 foot front yard setback requirement along Los Robles Boulevard for the parcel. The north end of the proposed canopy will project into the required front yard setback area. The canopy will reduce the front setback to 20 feet at the narrowest point and cover approximately 84 square feet of the front setback area. The applicant is requesting a variance to the setback requirement.

The project has been noticed and staff has not received any calls.

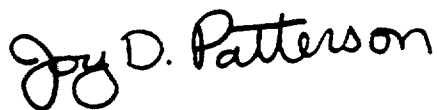
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(e) and 15301(e{1})}.

Conditions of Approval

1. The applicant shall comply with all Design Review conditions.
2. Size and location of the canopy shall conform to the revised plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Any additional signage must meet the sign ordinance requirements (including all existing signage) and have a sign permit.
5. The applicant shall post "NO LOITERING" signs on all canopy poles.
6. The entire area under the canopy area shall be lighted.

Findings of Fact- Variance:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed canopy projection will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the convenience market/service station is a commercial use that is permitted in the General Commercial (C-2) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. there is adequate front yard area in that the project is not on the ground; and
  - b. the proposed canopy projection will not substantially alter the characteristics of the site or the surrounding neighborhood.
5. The project is consistent with the General Plan and the North Sacramento Community Plan which both designate the subject site as Community/Neighborhood Commercial and Offices and Retail-General Commercial respectively.



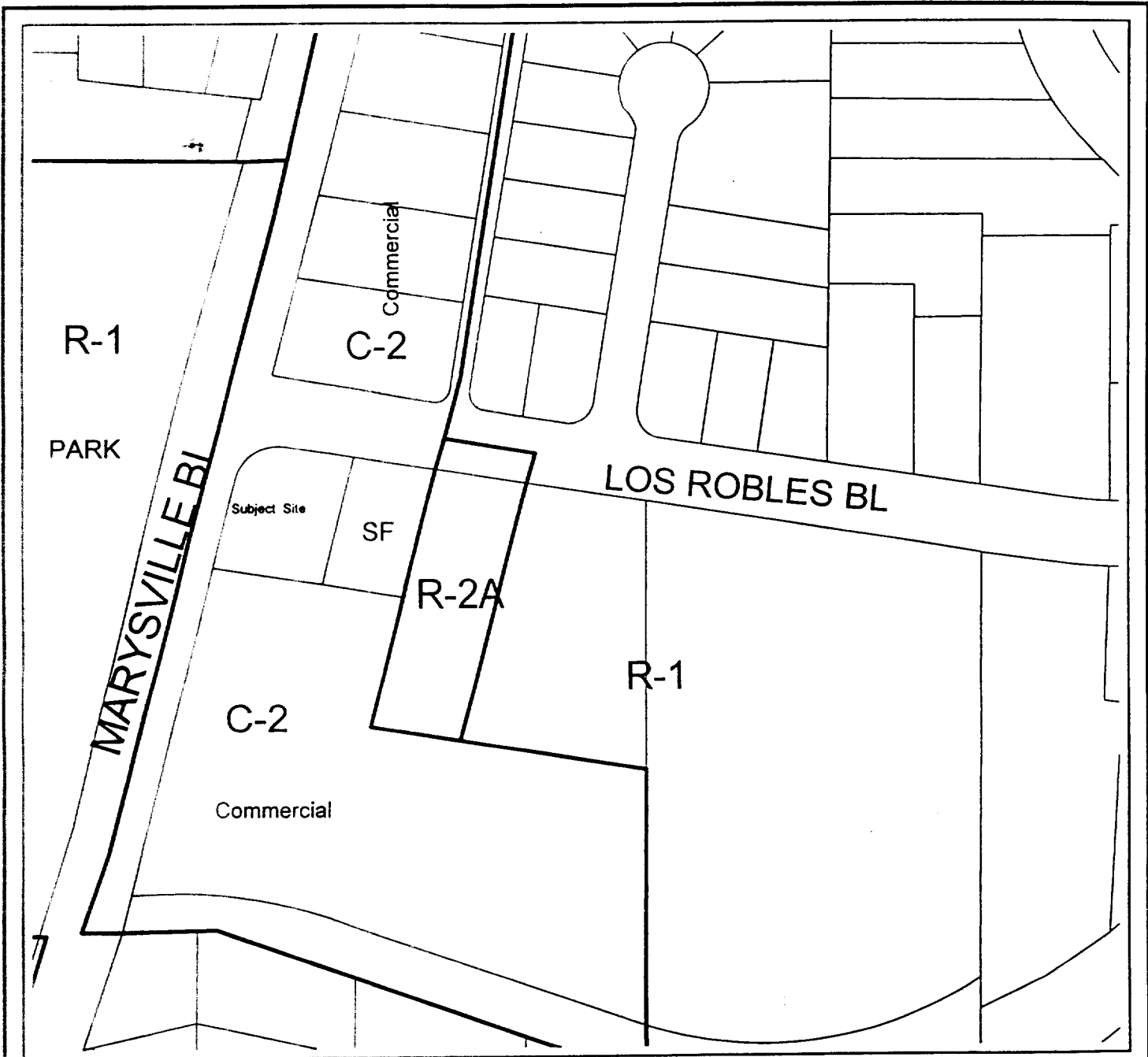
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Joy D. Patterson  
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File  
Applicant  
ZA Log Book



Neighborhoods, Planning  
And Development Services  
Department

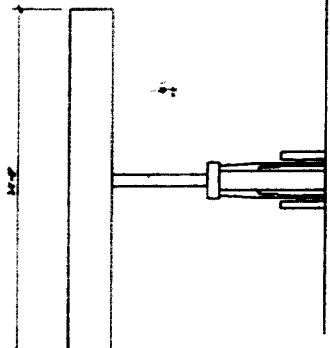
Geographic  
Information  
System

## LAND USE AND ZONING

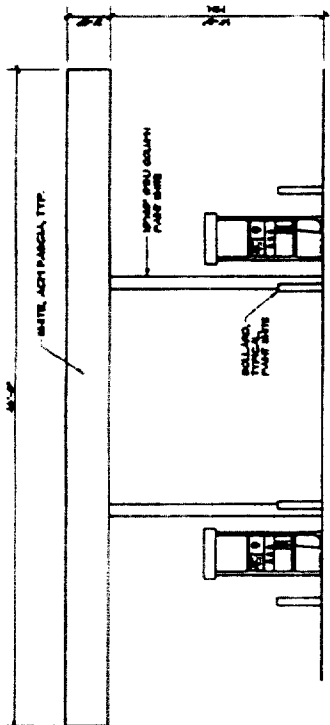




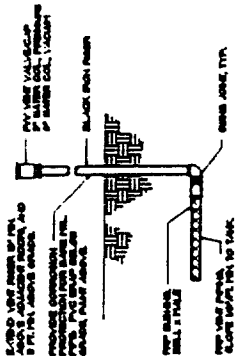
REVISION



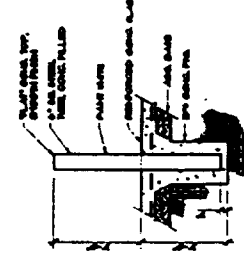
1 SOUTH CANOPY ELEVATION  
SCALE: 1/4" = 1'-0"



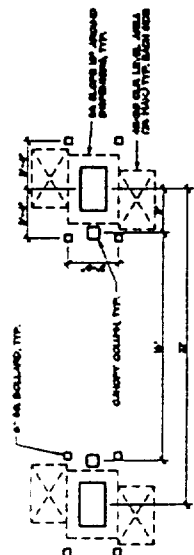
4 EAST CANOPY ELEVATION  
SCALE: 1/4" = 1'-0"



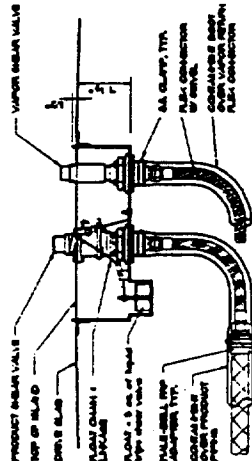
2 VENT RISER TRANSITION  
SCALE: 1/4" = 1'-0"



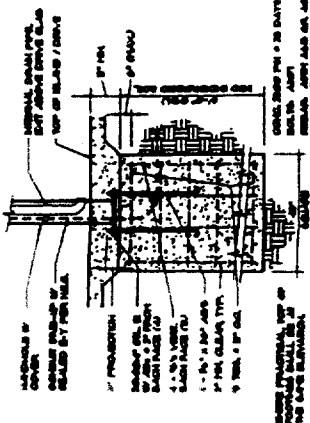
3 BOLLARD DETAIL  
SCALE: 1/4" = 1'-0"



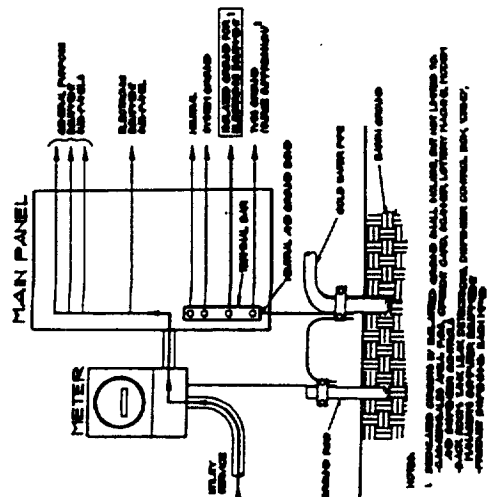
5 DISPENSER LAYOUT  
SCALE: 1/4" = 1'-0"



6 BRAVO BOX - SHEAR VALVE  
SCALE: 1/4" = 1'-0"



7 CANOPY FTG. DETAIL  
SCALE: 1/4" = 1'-0"



8 SINGLE POINT GROUND  
SCALE: 1/8" = 1'-0"

QUICK STOP  
96  
5704 MARTINVILLE BL.  
SACRAMENTO, CA 95828  
(916) 503-1449  
SACRAMENTO COUNTY  
APN: 281-07149-020

ALTON  
WE  
SACRAMENTO, CA 95828  
TEL: 916-503-1449  
FAX: 916-503-1450  
COPYRIGHT © 1998

DESIGNED BY	PHL / J/S
CHECKED BY	PHL / J/S
DATE	8/14/98
SCALE	AS SHOWN
JOB NO.	298-050

DATE	REV.	DESCRIPTION
8/14/98	A	DATE PANDA

PROJECT TITLE  
CANOPY ELEVATIONS  
SITE DETAILS

PET-4  
OF 1 SHEETS