



CITY OF SACRAMENTO

26

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 19, 1984

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

073004

OFFICE OF THE
CITY CLERK

SUBJECT: 1. Environmental Determination
2. Rezone from Single Family, R-1 to Townhouse, R-1A
3. Tentative Map (P84-305)

LOCATION: Various lots in Lakecrest Village Unit 3, Riverport Court

SUMMARY

The applicant is requesting entitlements to develop six halfplex units on three existing corner lots. The Planning Commission and staff recommend approval of the proposed project with conditions.

BACKGROUND

The subject sites are existing corner lots on Riverport Court located in a single family subdivision. The Planning Commission has reviewed the proposed halfplex units and recommends City Council approval of the project. The Commission has also approved a special permit for development of the halfplexes in the R-1A zone.

VOTE OF THE PLANNING COMMISSION

On September 27, 1984, the Commission, by a vote of seven ayes, two absent, recommended approval of the project with conditions.

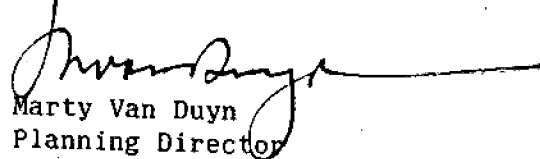
24
October 19, 1984

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

1. Ratification of the Negative Declaration;
2. Adoption of the attached Ordinance rezoning the subject sites to R-1A;
3. Adoption of the attached Resolution adopting Findings of Fact and approving the Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:pkb
Attachment(s)
P84-305

October 30, 1984
District No. 8

SACRAMENTO CITY PLANNING COMMISSION

26

- GENERAL PLAN AMENDMENT TENTATIVE MAP
- COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
- REZONING LOT LINE ADJUSTMENT
- SPECIAL PERMIT ENVIRONMENTAL DET.
- VARIANCE OTHER _____

MEETING DATE September 27 1984
 ITEM NO. 30B FILE P 84-305
 M _____

Location: Various corner lots in Lake Crest Village Unit 3

Recommendation:

- Favorable
- Unfavorable
- Petition
- Correspondence

PROPOSERS

NAME

ADDRESS

OPPOSERS

NAME

ADDRESS

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE _____
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO _____ MEETING
- OTHER _____

MOTION NO. _____

	YES	NO	MOTION	SECOND
Aucusta	✓			
Ferris	✓			
Fong	<i>absent</i>			
Goodin	<i>absent</i>			
Hunter	✓		✓	
Ishmael	✓			
Kamirez	✓			✓
Simpson	✓			
Holloway	✓			

26

ORDINANCE NO. 84-105

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 909 FLORIN ROAD, 6 AND 38 RIVERPORT CIRCLE
FROM THE SINGLE FAMILY, R-1 ZONE(S)
AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)
(FILE NO. P-84-305)(APN: 031-240-67; 031-260-47,48)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission September 27, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

APPROVED
BY THE CITY COUNCIL
OCT 30 1984
OFFICE OF THE
CITY CLERK

4

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P84-305

LEGAL DESCRIPTION

LOTS 50, 51, & 54 LAKE CREST VILLAGE #3.

P84-305

RESOLUTION No. 84-928

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
 A TENTATIVE MAP FOR PROPERTY LOCATED ON VARIOUS CORNER LOTS IN LAKECREST VILLAGE UNIT 3, RIVERPORT COURT
 COURT
 (P-84-305) (APN: 031-240-67; 031-260-47,48)

APPROVED
 BY THE CITY COUNCIL
 OCT 30 1984
 OFFICE OF THE
 CITY CLERK

WHEREAS, the City Council, on October 30, 1984, held a public hearing on the request for approval of a tentative map for property located on various corner lots in Lakecrest Village Unit 3, Riverport Court;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the 1976 South Pocket Community Plan designate the subject site for low density residential use(s).

26

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - a. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - b. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
 - c. Provide separate sewer and water services to each lot and hook up;
 - d. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

MAYOR

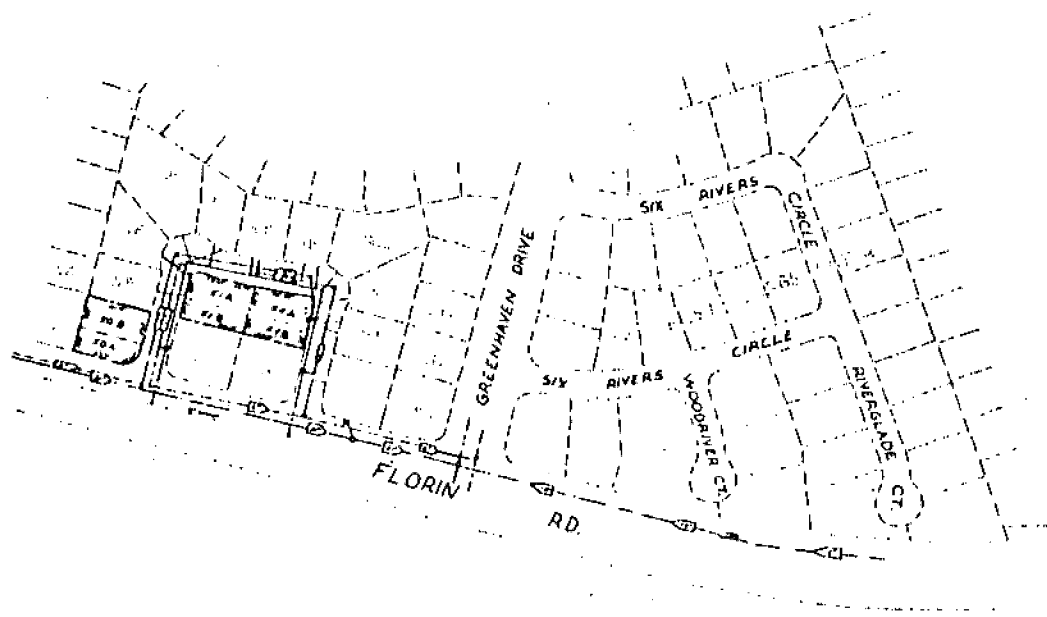
ATTEST:

CITY CLERK

P84-305

8

6



VICINITY MAP
NO SCALE

RECORD OWNER ■ **SUBDIVIDER:**
 BEVERLY BUTLER GENE McDONALD
 P.O. BOX 22083 805 SHORESIDE DR
 SACRAMENTO, CALIF. SACRAMENTO, CALIF.

ENGINEER:
 THE SPINK CORPORATION
 P.O. BOX 2311
 SACRAMENTO, CALIF.

PROPOSED USE ■ **ZONE:**
 6 LOTS (ATTACHED SINGLE FAMILY) R-1A (RESIDENTIAL)
PRESENT USE ■ **ZONE:**
 3 UNIMPL. LOTS (UNDER CONSTRUCTION) R-1 (RESIDENTIAL)

ACREAGE:
 0.62 ACRES NET

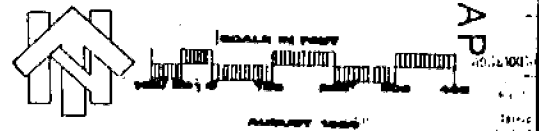
WATER SUPPLY:
 PUBLIC UTILITIES

SCHOOL DIST.:
 SACRAMENTO CITY UNIFIED
 SCHOOL DIST

SEWAGE DISPOSAL:
 PUBLIC SEWERS

APN:
 011-240-07
 011-240-0718

LEGAL DESCRIPTION:
 LOTS 50, 51 & 52 AS SHOWN ON THE
 PLAN OF LAKE CREST VILLAGE UNIT NO. 3
 RECORDED IN BOOK 119 OF MAPS, MAP NO. 10
 RECORDS OF SAID COUNTY.



THE SPINK CORPORATION
 730 "D" STREET
 1014 "R" STREET
 SACRAMENTO
 CA 95819
 916-444-0170

**TENTATIVE MAP OF
 LOTS NO. 51 & 52
 LAKE CREST VILLAGE
 UNIT NO. 3
 CITY OF SACRAMENTO
 CALIFORNIA**

PROPOSED:

APPROVED:

DATE: 8-9-88
SCALE: 1"=100'
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:

TENTATIVE MAP

APPLICANT Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER Beverly Butler, Jane Louie & Helen Hoskins		
PLANS BY Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE 8/9/84	50 DAY CPC ACTION DATE	REPORT BY: SD:lr
NEGATIVE DEC 9/3/84	EIR	ASSESSOR'S PCL NO. 031-240-67; 031-260-47,48

- APPLICATION:**
- A. Negative Declaration
 - B. Rezone .6± Acres from Single Family (R-1) to Townhouse (R-1-A) (Section 13).
 - C. Tentative Map (P84-305) (City Ordinance Chapter 40).
 - D. Special Permit for Halfplex Development (Section 2-B-3a).

LOCATION: Various corner lots in Lake Crest Village Unit 3

PROPOSAL: The applicant is requesting the necessary entitlements to develop 6 halfplex units on three existing corner lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low density residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Duplexes
Proposed Zoning:	R-1A
Surrounding Land Use and Zoning:	
North: Residential; R-1	
South: Vacant and Offices; R-1 and OB-R	
East: Residential; R-1	
West: Residential; R-1	
Parking Required:	6 spaces
Parking Provided:	12 spaces
Parking Ratio:	2 spaces/unit
Property Dimensions:	Irregular
Property Area:	.6± acres
Square Footage of Building:	985-1,482/unit
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Plywood and shakes
Height of Structures:	18 feet; one-story

SUBDIVISION REVIEW COMMITTEE: On August 29, 1984, the Subdivision Review Committee unanimously voted to recommend approval of the Tentative Map, subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject sites consist of six corner lots located in Lake Crest Village, Unit 3. The sites are currently zoned R-1. Duplex units are under construction. The General Plan and the South Pocket Community Plan designate the site residential and low density residential respectively.

APPLC. NO. P84-305

MEETING DATE September 13, 1984
September 27, 1984

CPC ITEM NO. 15
30

26

Under the current R-1 zone, the applicant can develop duplexes by right. The requested tentative map and rezone do not represent an increase in density. Approval of these entitlements merely provide for individual ownership of each unit.

- B. The applicant's plans consist of two floor plans and elevations. Typically, they are two bedroom/two bath ranging from 985 to 1,482 square feet in size per unit. Each unit has a two-car garage. Each garage is located on a separate frontage. Building materials consist of wood siding with brick or stone trim and wooden shake roofs. Staff finds the floor plans and elevations sufficiently varied to prevent repetition on corner lots. In addition, locating garages on individual frontages helps achieve compatibility with surrounding standard single family construction. Staff therefore supports the special permit request.
- C. The Planning and Community Services Departments have determined that .067 acres of land are required for Parkland Dedication purposes and that fees are to be charged in lieu of the dedication. The applicant shall submit an appraisal of the property to be subdivided.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration with a mitigation measure regarding archaeological finds.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the Rezoning from Single Family (R-1) to Townhouse (R-1A);
- C. Recommend approval of the Tentative Map, subject to conditions which follow;
- D. Approve the Special Permit, based upon Findings of Fact which follow.

Conditions-Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;

//

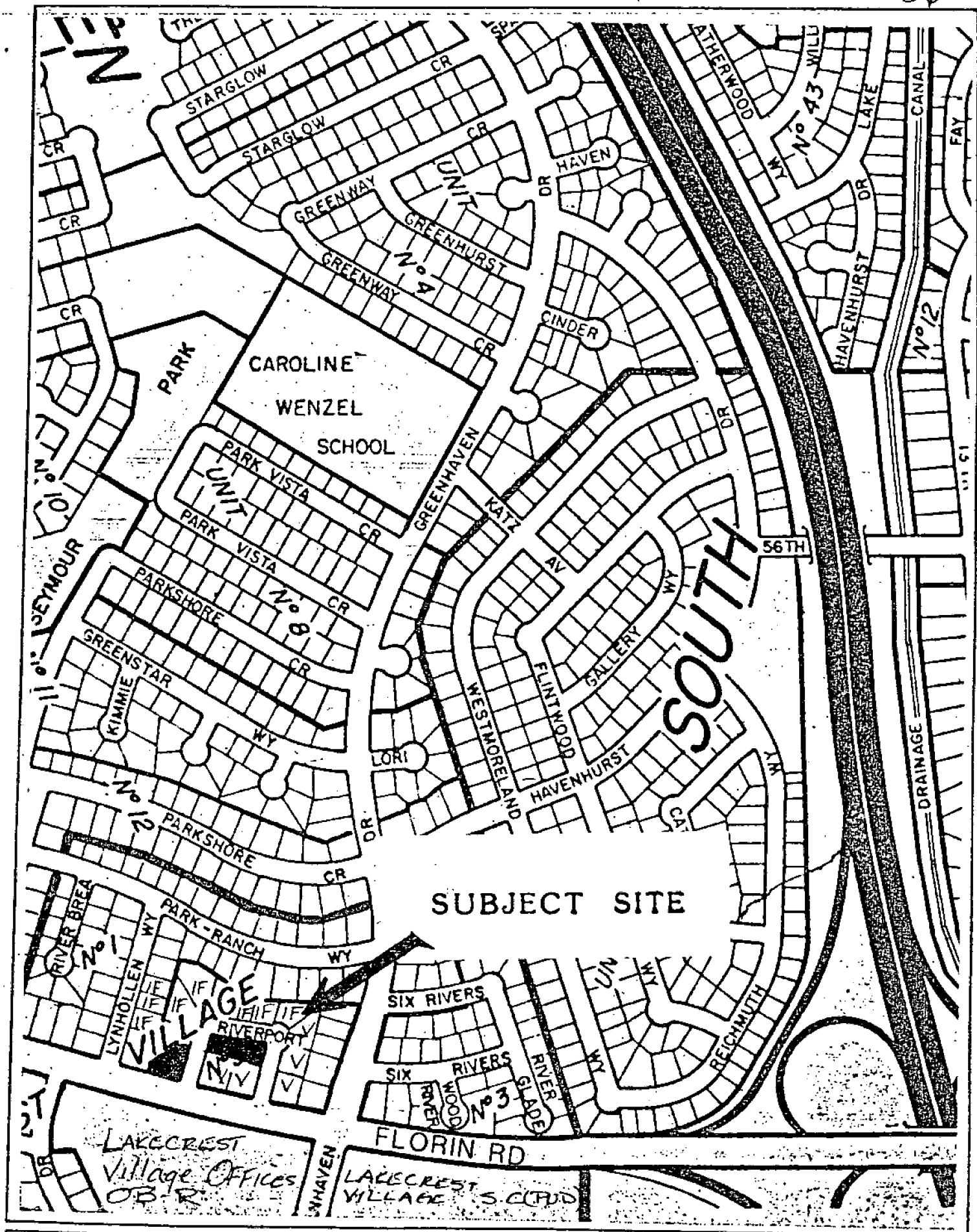
26

- 2. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
- 3. Provide separate sewer and water services to each lot and hook up;
- 4. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes.

Findings of Fact-Special Permit

- 1. As proposed, the project is based upon sound principles of land use, in that:
 - a. it does not represent an increase in density over allowed R-1 uses;
 - b. it will allow individual unit ownership.
- 2. The project will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. the use is compatible with residential uses in the area;
 - b. the construction will be similar in appearance to standard single family construction in the area.
- 3. The project is consistent with the South Pocket Community Plan and the General Plan which designate the site for residential purposes.

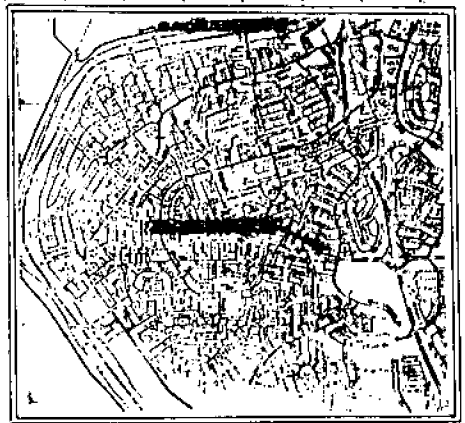
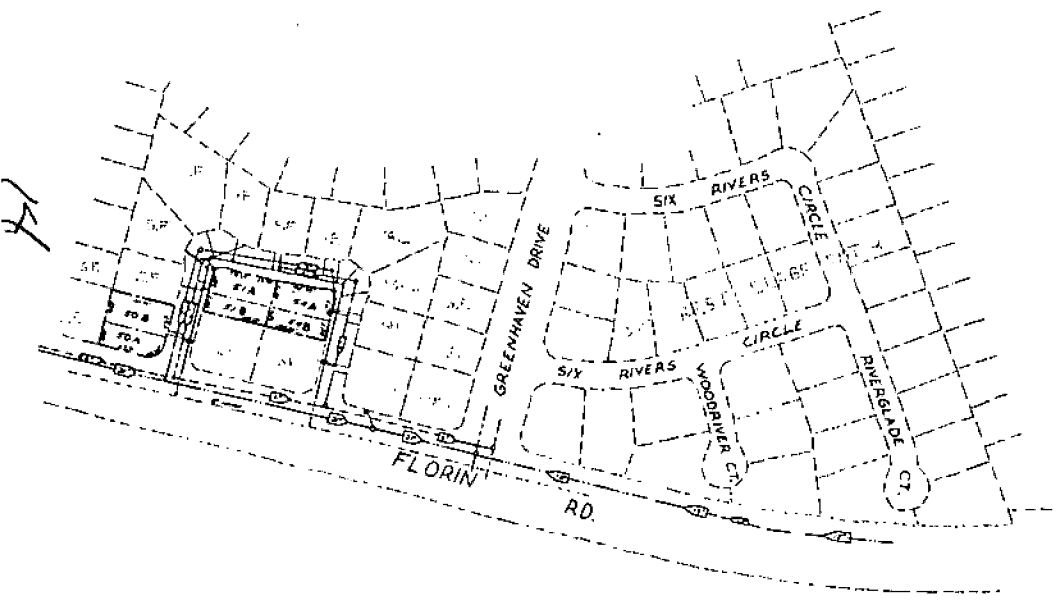
12



VICINITY - LAND USE - ZONING

P84-305

9-29-84
9-18-84
PS-68-b



VICINITY MAP
NO SCALE

RECORD OWNER & SUBDIVIDER:
 BEVERLY BUTLER GENE McDONALD
 P.O. BOX 22083 869 SHORESIDE DR.
 SACRAMENTO, CALIF. SACRAMENTO, CALIF.

ENGINEER:
 THE SPINK CORPORATION
 P.O. BOX 2511
 SACRAMENTO, CALIF.

PROPOSED USE & ZONE:
 6 LOTS (ATTACHED SINGLE FAMILY) R-1A (RESIDENTIAL)

PRESENT USE & ZONE:
 3 DUPLEX LOTS (UNDER CONSTRUCTION) R-1 (RESIDENTIAL)

ACREAGE:
 0.65 ACRES NET

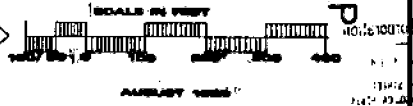
WATER SUPPLY:
 PUBLIC UTILITIES

SEWAGE DISPOSAL:
 PUBLIC SEWERS

SCHOOL DIST.:
 SACRAMENTO CITY UNIFIED
 SCHOOL DIST.

A.P.N.:
 031-240-47
 031-260-47, 48

LEGAL DESCRIPTION:
 LOTS 50, 51, & 54 AS SHOWN ON THE
 'PLAT OF LAKE CREST VILLAGE UNIT NO. 3'
 RECORDED IN BOOK 114 OF MAPS, MAP NO. 10
 RECORDS OF SAID COUNTY.





THE SPINK CORPORATION
 730 "H" STREET
 1814 "K" STREET
 SACRAMENTO
 CA. 95814
 916-444-6170

ARCHITECTURE
 ENVIRONMENTAL
 PLANNING
 ENGINEERING
 SURVEYING
 COUNSELING

**TENTATIVE MAP OF
 LOTS 50, 51 & 54
 LAKE CREST VILLAGE
 UNIT #3
 CITY OF SACRAMENTO
 CALIFORNIA**

ARCHITECT RESERVES
 THE RIGHT TO ALL
 DIMENSIONS AND OTHER
 CONSTRUCTION REQUIREMENTS
 FOR THE PROTECTION
 OF ALL INTERESTS
 CONCERNED THEREIN.
 ANY DIVERSION FROM
 DIMENSIONS OR SPECIFICATIONS
 SHOWN HEREON WITHOUT
 ARCHITECT'S APPROVAL
 SHALL BE CONSIDERED
 VOID.

APPROVALS:

JOB # DATE:
 2209-001 8-84

SCALE: 1" = 100'

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 8/84

BY: [Signature]

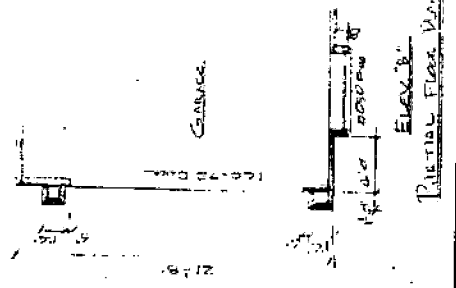
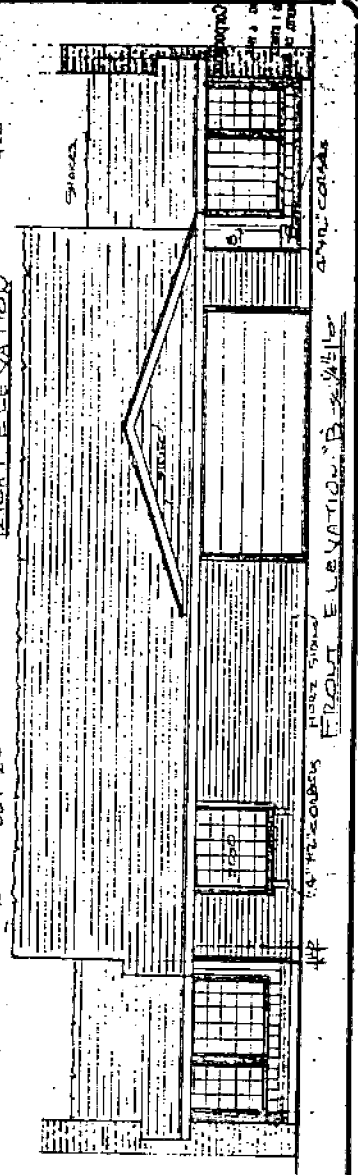
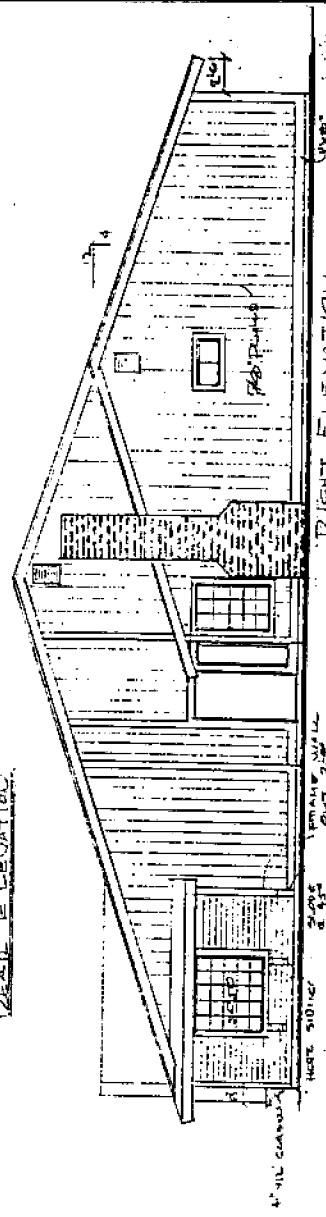
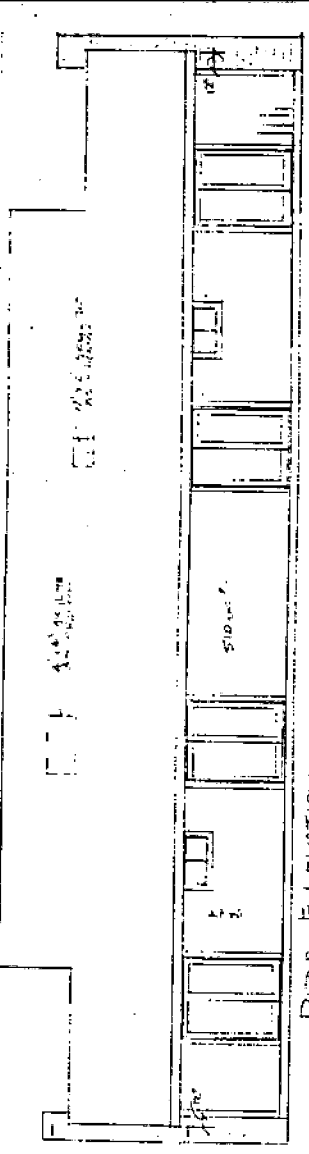
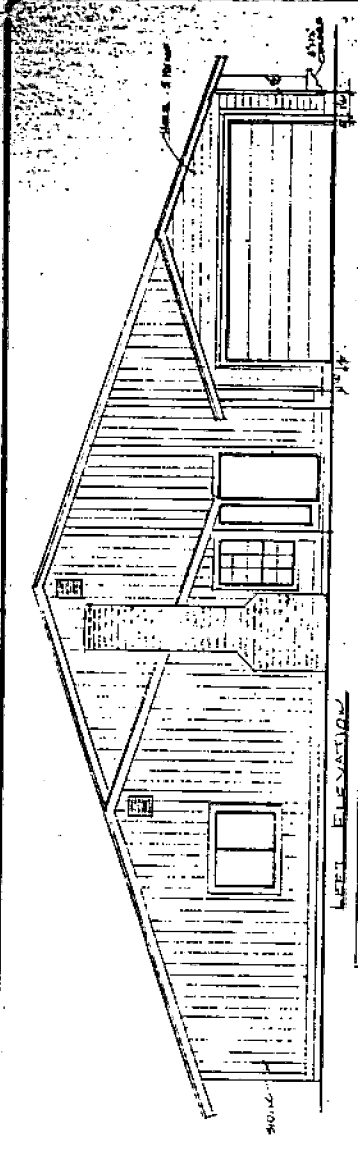
DATE: 8/84

BY: [Signature]

DATE: 8/84

BY: [Signature]

DATE: 8/84



P84-305

15
 9-27-84
 9-13-84

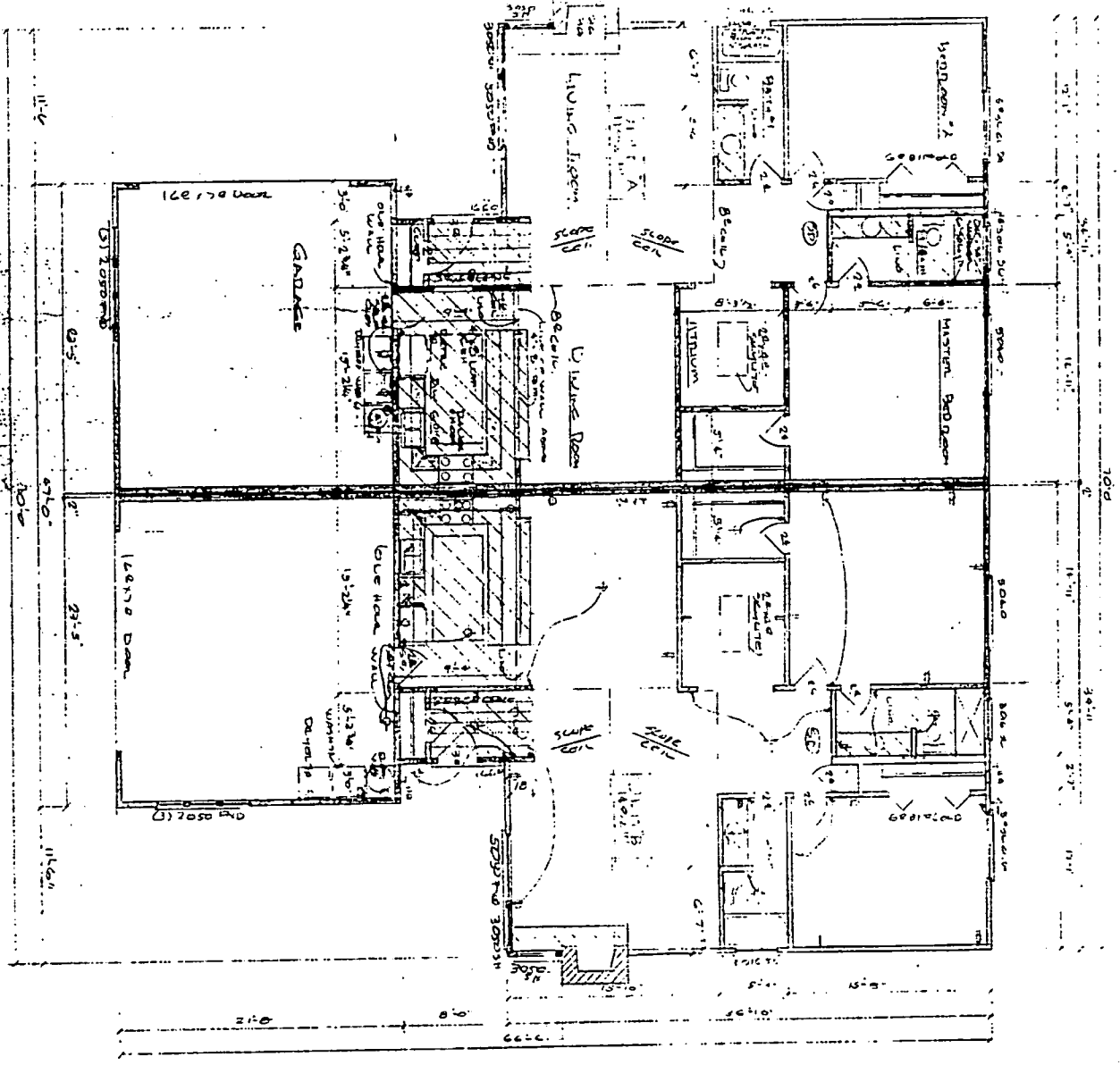
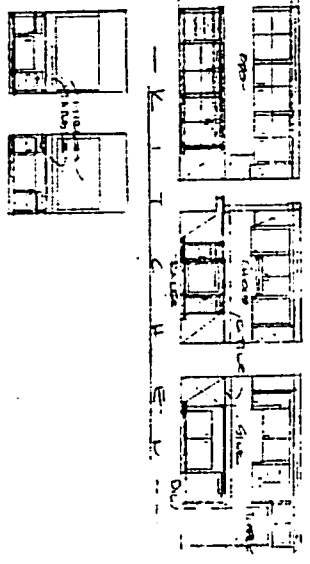
30
 15

ROBERT J. ADER

16

UNIT 16

UNIT 'A' ...
 UNIT 'B' ...
 LIVING AREA 1482' x 1630' (370' CLEAR HEIGHT)
 CURTAIN WALL 15' 0"
 UNIT 'A' IS SIMILAR BUT OPPOSITE



1682' x 1630' (370' CLEAR HEIGHT)

DE

DATE	9/13/84
BY	DAVID G. WILLIAMS
CHECKED	
SCALE	AS SHOWN

MAR MAC CONSTRUCTION
 428-4555

PLAN 1

DAVID G. WILLIAMS & ASSOCS.
 BUILDING DESIGNERS - PLANNERS
 7712-A FARM OAKS BLVD. (916) 944-3201
 CARMICHAEL CALIFORNIA 95609

NO.	1
DATE	9/13/84
BY	DAVID G. WILLIAMS
CHECKED	
SCALE	AS SHOWN



CITY OF SACRAMENTO

26 (5)

CITY PLANNING DEPARTMENT
927 TENTH STREET SACRAMENTO, CA 95814
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

October 16, 1984

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Rezone from Single Family, R-1 to Townhouse, R-1A.

LOCATION: 909 Florin Road, 6 and 38 Riverport Circle.

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

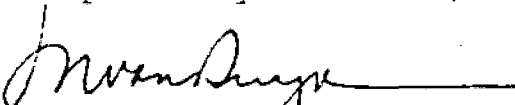
BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to October 30, 1984.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:lao
attachments
P84-305

PASSED FOR
PUBLICATION
& CONTINUED
TO 10-30-84

October 23, 1984
District No. 8

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT 909 FLORIN ROAD, 6 AND 38 RIVERPORT CIRCLE

FROM THE SINGLE FAMILY, R-1 ZONE(S)

AND PLACING SAME IN THE TOWNHOUSE, R-1A ZONE(S)

(FILE NO. P-84-305)(APN: 031-240-67; 031-260-47,48)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

The territory described in the attached exhibit(s) which is in the Single Family, R-1 zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the Townhouse, R-1A zone(s).

This action rezoning the property described in the attached exhibit(s) is adopted subject to the following conditions and stipulations:

- a. A material consideration in the decision of the Planning Commission to recommend and the City Council to approve rezoning of the applicant's property is the development plans and representations submitted by the applicant in support of this request. It is believed said plans and representations are an integral part of such proposal and should continue to be the development program for the property.
- b. If an application for a building permit or other construction permit is filed for said parcel which is not in conformity with the proposed development plans and representations submitted by the applicant and as approved by the Planning Commission September 27, 1984, on file in the office of the Planning Department, or any provision or modification thereof as subsequently reviewed and approved by the Planning Commission, no such permit shall be issued, and the Planning Director shall report the matter to the Planning Commission as provided for in Ordinance No. 3201, Fourth Series.

SECTION 2.

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this ordinance.

SECTION 3.

Rezoning of the property described in the attached exhibit(s) by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property prescribed in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

P84-305

5

LEGAL DESCRIPTION

LOTS 50, 51, & 54 LAKE CREST VILLAGE #3.

P84-305

November 9, 1984

Beverly Butler
Jane Louie
Helen Hoskins
869 Shoreside Drive
Sacramento CA 95831

Dear Ms. Butler, Ms. Louie and Ms. Hoskins:

On October 30, 1984, the Sacramento City Council took the following action(s) for property located 909 Florin Road, 6 and 38 Riverport Circle:

Adopted Ordinance 84-105 to rezone 0.6± acres from Single Family, R-1 to Townhouse, R-1A zone and adopted Resolution 84-928, Findings of Fact and Tentative Map with conditions to subdivide three corner lots into six lots for halfplexes.
(D8) (P-84305)

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana
City Clerk

LM/dbp/26

Enclosure(s)

cc: Planning Department
Spink Corporation
P.O. Box 2511
Sacramento, CA 95811