

CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

May 6, 1981

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Rezone 4+ vacant acres from Single Family (R-1) to Townhouse (R-1A)
 2. Tentative Map (P-9352)

LOCATION: Approximately 400 feet south and west of the intersection of Mack Road and Center Parkway

SUMMARY

The applicant is requesting the necessary entitlements to develop 42 half-plex units on 21 corner lots located throughout Valley Hi Units 29A and B. The Planning Commission in concurrence with the staff recommends approval of the project subject to conditions. The Planning Commission also approved the special permit to allow for the halfplex units.

BACKGROUND INFORMATION

The subject sites consist of corner lots that are located within an approved single family subdivision. The proposed halfplex units represent no increase in land use intensity than currently permitted. The request would permit individual ownership of each dwelling unit. It is also compatible with adjacent single family units.

VOTE OF COMMISSION

On April 9, 1981, by a vote of nine ayes, the Planning Commission recommended approval of the project subject to conditions.

APPROVED
BY THE CITY COUNCIL
14
MAY 10 1981
OFFICE OF THE
CITY CLERK

RECOMMENDATION

The staff and the Planning Commission recommend that the City Council approve the project and adopt the attached Rezoning Ordinance and Tentative Map Resolution.

Respectfully submitted,


Marty Van Durn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:SD:bw
Attachments
P-9352

May 14, 1981
District No. 8

3.

ORDINANCE NO. 81-029, FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT various locations

FROM THE R-1 Single Family ZONE AND PLACING SAME IN THE R-1A Townhouse ZONE (FILE NO. P- 9352) (APN: 117-011-03,04,06)

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 R-1 Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A Townhouse 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 April 9, 1981, 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

MAY 14 1981

OFFICE OF THE CITY CLERK

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

P-9352

September 7, 1979

REVISED
DESCRIPTION OF PROPOSED
VALLEY HI UNIT NO. 29

All that portion of the South one-half of Section 9, Township 7 North, Range 5
East, M. D. B. & M., described as follows:

Beginning at a point located on the Northerly boundary of Lot 8,
as said lot is shown on the official plat of Valley Hi Unit No. 28,
recorded in the office of the Recorder of Sacramento County in Book
133 of Maps, Map No. 6, from which the most Easterly corner of
said Lot 8 bears South 30° 43' 33" East 54.55 feet; thence from said
point of beginning along the boundary of said Valley Hi Unit No. 28
the following six (6) courses and distances: (1) North 85° 30' 00" West
103.71 feet, (2) North 75° 00' 43" West 131.26 feet, (3) North 88° 20'
45" West 114.57 feet, (4) South 88° 38' 14" West 56.35 feet, (5) South
85° 35' 10" West 107.47 feet and (6) South 10° 00' 00" East 136.57
feet; thence, Southwesterly, curving to the left on an arc of 700.00
feet radius, said arc being subtended by a chord bearing South 69°
16' 35" West 227.11 feet; thence curving to the right on an arc of
900.00 feet radius, said arc being subtended by a chord bearing
South 60° 39' 10" West 22.38 feet; thence South 20° 06' 33" East
27.29 feet; thence, Southwesterly, curving to the right on an
arc of 927.00 feet radius, said arc being subtended by a chord bearing
South 70° 30' 25" West 286.56 feet; thence South 10° 32' 04" East
111.42 feet; thence South 81° 38' 10" West 171.96 feet; thence
North 82° 40' 59" West 466.00 feet; thence North 78° 54' 54" West
467.90 feet; thence North 19° 28' 31" East 350.09 feet; thence North
19° 13' 23" East 990.38 feet to a point located on the North line of
the South one-half of said Section 9; thence along said North line North
89° 53' 49" East 1603.86 feet to the Northwest corner of that certain
20.000 acre tract of land described in the Grant Deed executed by Hite's
Dairy Farm to Sutter Community Hospitals of Sacramento recorded in the
office of said Recorder in Book 4811 at Page 879, of Official Records;
thence along the Westerly boundary of said 20.000 acre tract of land
South 00° 05' 48" East 971.55 feet to the point of beginning; containing
50.669 acres, more or less.

P 9352

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE *MS* | _____
MAP _____ | 9.1.79
DELIVERED TO: _____

Refer this description to title com-
pany before incorporating it in any
document and to the Planning
Commission of the governing body
for compliance with lot split di-
rections

RESOLUTION No. 81-338

Adopted by The Sacramento City Council on date of

MAY 14, 1981

A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR VALLEY HI UNIT NO.
29 A & B (APN: 117-011-03, 04, 06) (P-9352)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for Valley Hi Unit No. 29 A & B, located approximately 400 feet south and west of the intersection of Mack Road and Center Parkway (hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on May 14, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Valley Hi Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.

APPROVED
BY THE CITY COUNCIL

14
MAY 15 1981

OFFICE OF THE
CITY CLERK

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing County of Sacramento treatment plants have a design capacity for which the discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. The applicant shall provide for separate water and sewer services to each parcel prior to recordation of the final map.
 - 2. The subject tentative map shall be filed either concurrently or after the filing of tentative map P-9023.

MAYOR

ATTEST:

CITY CLERK

P-9352

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1981
 ITEM NO. 21a FILE NO. P-9352
M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:

- Favorable
 Unfavorable Petition Correspondence

LOCATION: SW corner of Mack Road and Center Parkway

<u>PROPOSENTS</u>	
<u>NAME</u>	<u>ADDRESS</u>

<u>OPPOSENTS</u>	
<u>NAME</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fong	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goodin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holloway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maraki	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Silva	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Simpson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MOTION:

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

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	R & A Builders, 620 East Main Street, El Cajon, CA		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	3-6-81	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	3-30-81	EIR	ASSESSOR'S PCL NO. 117-011-03,04,06

- APPLICATION:
1. Negative Declaration
 2. Rezone 4+ vacant acres from Single Family (R-1) to Townhouse (R-1A)
 3. Special Permit to develop 42 halfplex units
 4. Tentative Map

LOCATION: Approximately 400 feet west and south of the intersection of Mack Road and Center Parkway.

PROPOSAL: The applicant is requesting the necessary entitlements to develop 42 halfplex units on 21 corner lots throughout Valley Hi Unit Numbers 29A and B.

PROJECT INFORMATION

General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-3-R
South: Vacant and Single Family; R-1 and A
East: Vacant and Single Family; R-1
West: Vacant and Single Family; R-1, C-2, R-3

Total Property Area:	3.6 acres
Average Lot Size:	6,500 square feet
Utilities:	To be provided
Street Improvements:	To be provided
Average Square Footage of Structure:	1,100
Materials:	Wood and stucco
School District:	Sacramento Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 25, 1981, by a vote of six ayes, one abstention and two absent, the Subdivision Review Committee recommended approval of the tentative map subject to the following conditions:

1. The applicant shall provide for separate water and sewer services to each parcel prior to recordation of the final map.
2. The subject tentative map shall be filed either concurrently or after the filing of tentative map P-9023.

STAFF EVALUATION: Staff has the following concerns and comments regarding this proposal:

1. The applicant is proposing to develop 42 halfplex units on various corner lots in the tentatively approved subdivision known as Valley Hi Unit No's. 29A and B. Staff does not oppose the proposed halfplex use as the halfplexes will be located on corner lots only. Corner lots can be developed with duplex units without any special entitlements, therefore, the proposal does not represent any more intense land use than currently permitted.
2. The proposed halfplexes will have two different floor plans and six different elevations. The applicant has indicated that the elevations will be constructed out of a variety of materials, including wood, stucco, and stone. Staff suggests that the applicant also utilize a variety of roofing materials and/or colors.
3. Staff notes that units 4A, 4B, and 4C will be constructed with enclosed patios adjacent to what would normally be the front yard area. Staff is not opposed to the courtyards as proposed but suggests that the type of wall used be out of a stone or stucco material.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. The rezone to R-1A be approved;
3. The special permit be approved subject to conditions and findings of fact which follow;
4. The tentative map be approved subject to the following conditions:
 - a. The applicant shall provide for separate water and sewer services to each parcel prior to recordation of the final map;
 - b. The subject tentative map shall be filed either concurrently or after the filing of tentative map P-9023.

Conditions - Special Permit

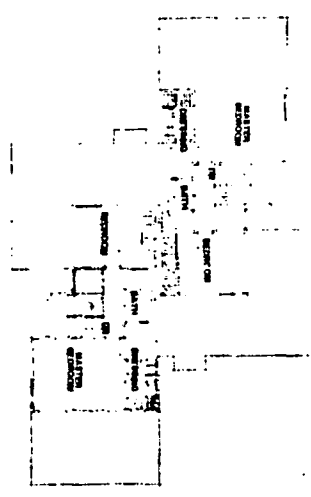
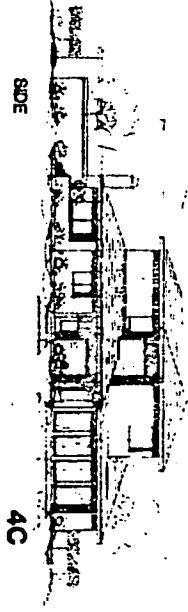
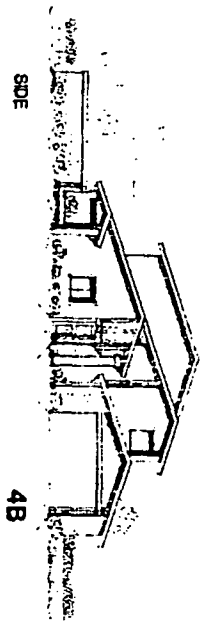
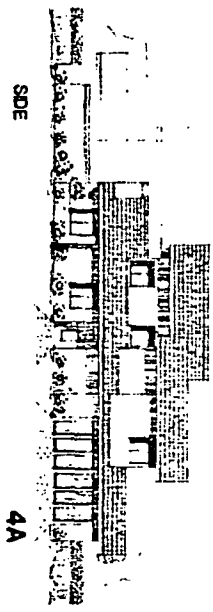
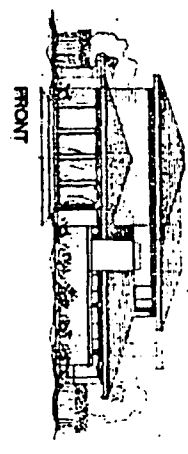
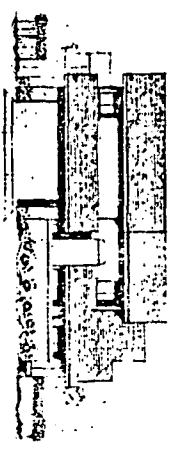
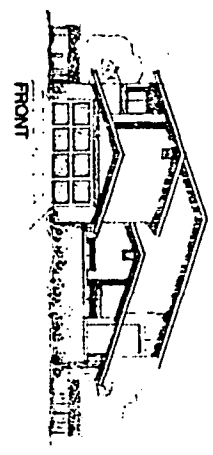
- a. The applicant shall provide for a variety of roof colors and textures prior to issuance of building permits;
- b. The applicant shall construct the proposed patio walls out of a stone or stucco type material. The design of these walls shall be subject to review and approval of the Planning Director.

Findings of Fact

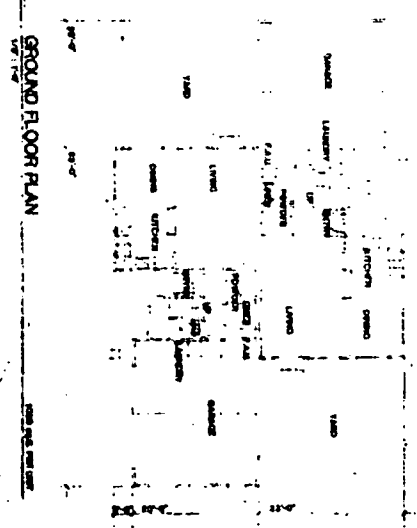
- a. The project, as conditioned, is based on sound principles of land use in that:
 - 1) the halfplex units are compatible to surrounding single family land use;

- 2) the halfplexes will be designed with driveways from both streets.
- b. The project, as conditioned, will not be injurious to surrounding properties in that:
- 1) adequate setbacks will be provided;
 - 2) the project is compatible to the area.
- c. The project is consistent with the 1974 General Plan and the 1968 Valley Hi Community Plan which designates the site for residential purposes.

-13-



SECOND FLOOR PLAN



GROUND FLOOR PLAN

PLAN 4

VALLEY HI UNIT NO. 29

RBA BUILDERS INC. 225 EAST BARR AT EL CAJON, CA 92024 (714) 440-0883

HEDENKAMP & CHRISMAN A.I.A. ARCHITECTURE PLANNING

1731 BOND STREET, SAN DIEGO, CA 92101

714 533 0034



PLANNING DEVELOPMENT PERMIT

SACRAMENTO CITY PLANNING DEPARTMENT 725 J STREET SACRAMENTO, CA. 95814 TELEPHONE (916) 449-5604

P No 9352

Application date 3/6/81

Project Location Southwest cor. of Mack Road & Center Parkway
Assessor Parcel No. 117-011-03,04,06
Owner R & A Builders
Address 620 East Main Street, El Cajon, CA 92021
Applicant Spink Corporation
Address P.O. Box 2511, Sacramento, CA
Signature [Signature] CPC Mtg. Date 4/9/81

Table with 4 columns: REQUESTED ENTITLEMENTS, Commission Action/Date, Council Action/Date, Filing Fees. Includes items like Environ. Determination, General Plan Amend, Community Plan Amend, Rezone 3.6+ vac. ac. from R-1 to R-1A, etc.

Permit Sent to Applicant: _____ Date _____ By: _____ Sec. to Planning Commission

Key to Actions

- R - Ratified, Cd - Continued, A - Approved, AC - Approved w/Conditions, AA - Approved w/Amended Conditions, D - Denied, RD - Recommend Denial, RA - Recommend Approval, RAC - Recommend Approval w/Conditions, RAA - Recommend Approval w/Amended Conditions, IAF - Intent to Approve based on Findings of Fact, AFF - Approved based on Findings of Fact, RPC - Return to Planning Commission, CSR - Condition indicated on attached Staff Report

NOTE: There is a ten(10) calendar day appeal period from commission action date and a thirty (30) calendar day appeal period from council action date. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance.

Gold - applicant Receipt White - applicant permit Green - expiration book Yellow - department file Pink - permit book

P No 0250

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE April 9, 1981
 ITEM NO. 21a FILE NO. P-9352
 M-

- GENERAL PLAN AMENDMENT TENTATIVE MAP
 COMMUNITY PLAN AMENDMENT SUBDIVISION MODIFICATION
 REZONING EIR DETERMINATION
 SPECIAL PERMIT OTHER _____
 VARIANCE _____

Recommendation:
 Favorable LOCATION: SW corner of Mack Road and Center Parkway
 Unfavorable Petition Correspondence

<u>NAME</u>	<u>PROPOSERS</u>	<u>ADDRESS</u>

<u>NAME</u>	<u>OPPOSERS</u>	<u>ADDRESS</u>

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓			✓
Fong	✓		✓	
Goodin	✓			
Holloway	✓			
Hunter	✓			
Larson	✓			
Muraki	✓			
Silva	✓			
Simpson	✓			

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

28 #3



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN

PLANNING DIRECTOR

April 30, 1981

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT VARIOUS LOCATIONS FROM THE R-1 SINGLE FAMILY ZONE AND PLACING SAME IN THE R-1A TOWNHOUSE ZONE (FILE NO. P-9352)
(APN: 117-011-03,04,06)

SUMMARY

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

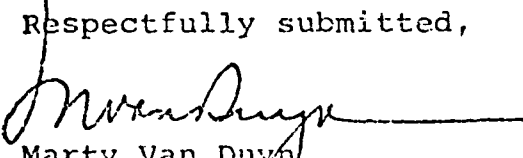
BACKGROUND

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 May 14, 1981.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIFE
CITY MANAGER

APPROVED PFP4
BY THE CITY COUNCIL

MAY - 5 1981 Cont 46

OFFICE OF THE
CITY CLERK

5-14-81

3.

ORDINANCE NO. , FOURTH SERIES

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, BY REMOVING PROPERTY LOCATED AT various locations
FROM THE R-1 Single Family ZONE
AND PLACING SAME IN THE R-1A Townhouse
ZONE (FILE NO. P- 9352) (APN: 117-011-03,04,06)

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 R-1 Single Family zone(s), established by Ordinance No. 2550, Fourth Series, as amended, is hereby removed from said zone and placed in the R-1A Townhouse 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 April 9, 1981, 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

P-9352



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK

May 15, 1981

R and A Builders
620 East Main Street
El Cajon, CA

Gentlemen:

On May 14, 1981, the City Council approved the following for property located at the southwest corner of Mack Road and Center Parkway (P-9352):

- A. Rezone 4+ vacant acres consisting of 21 corner lots from "R-1" to "R-1A"
- B. Tentative Map to divide 4+ vacant acres into 42 halfplex lots

Copies of certified resolution and ordinance, affecting the above subject matter are enclosed for your perusal.

Sincerely,


Lorraine Magana
City Clerk

LM:sj
Encl.

cc: Spink Corporation
Planning

28