

P97-001 - NATOMAS GARDEN RETAIL CENTER GAS STATION

REQUEST: A. Negative Declaration;

- B. Mitigation Monitoring Plan;
- C. Schematic Plan Amendment to re-orient the building footprint;
- D. Schematic Plan Amendment to modify the approved traffic driveways;
- E. Special Permit to construct a 5,220 sqft. Gas station canopy with a 2,796 sqft. convenience store on 1.14 vacant acres in the Shopping Center Planned Unit Development (SC-PUD) zone in South Natomas. APN: 237-0010-070.
- F. Special Permit to operate a 24-hour convenience store and Gas station within 500 feet of a residential use;
- G. Special Permit to sell beer and wine for off-site consumption;
- H. Lot Line Adjustment between two existing parcels on the subject site.
- I. Variance to exceed the number of maximum allowable attached signs from four to eight.

LOCATION: Northwest Corner of San Juan Rd. And Northgate Blvd.
APN: 250-010-070
South Natomas Community Plan, Council District 1
Grant Joint Union School District & Del Paso Elementary

APPLICANT:	RHL Design Group Attn: Brian Piper 650 Howe Avenue, #504, Sacramento, CA. 95825 (916) 646-4003
OWNER:	McNellis Partners; Attn: John McNellis 419 Waverly Street, Palo Alto, CA. 94301 (650) 853-3900
APPLICATION FILED:	1-7-97
STAFF CONTACT:	Taiwo Jaiyeoba, 264-8287

BACKGROUND: On September 11, 1997, the Commission held a hearing on the above entitlements and supported the Staff recommendation to approve the Schematic Plan Amendment to re-orient the building footprint; the Special Permit to construct a 5,220 sqft. Gas Station and a 2,796 sqft. Convenience Store; the Lot Line Adjustment between two existing parcels and Variance to exceed the maximum allowable number of attached signs from four to five. Staff recommended, however that the Commission deny the request for a Schematic Plan Amendment to increase the number of driveways from three {3} to four {4}; Special Permit to operate the Convenience Store for 24 hours within 500 feet of a residential use and Special Permit to sell beer and wine. In addition Staff recommended that the Commission approve the Variance to increase the signs allowed from four {4} to five {5} with the exception of the three {3} "24-hour" signs.

After testimony from the Applicant, Community Associations and Staff, the Commission made an intent motion to approve the proposed Schematic Plan Amendment to increase the number of driveways on Northgate from three {3} to four {4}; the Special Permit to operate the Convenience Store for 24 hours within 500 feet of a residential use and the Special Permit to sell beer and wine for off-site consumption.

Attached is the Notice of Decision which includes the conditions of approval to approve the entitlements.

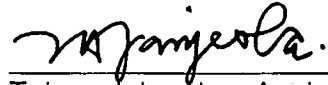
RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Adopt the Mitigation Monitoring Plan;
- C. Adopt the attached Notice of Decision and Findings of Fact approving the PUD Schematic Plan Amendment to re-orient the building footprint;
- D. Adopt the attached Notice of Decision and Findings of Fact approving the PUD Schematic Plan Amendment to modify the number of approved traffic driveways with conditions;
- E. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to allow the construction of a 5,220 sqft. Gas Station and a 2,796 sqft. Convenience store on a 1.14± acre site in the SC-PUD zone, subject to conditions;


- F. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to operate the convenience store for 24 hours within 500 feet of a residential use subject to conditions;
- G. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to sell beer and wine subject to conditions;
- H. Adopt the attached Notice of Decision and Findings of Fact approving the Lot Line Adjustment between two existing parcels on subject site.
- I. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to exceed the maximum allowable number of attached signs from four to eight.

Report Prepared By,



Taiwo Jaiyeoba, Assistant Planner

Report Reviewed By,



Scot Mende, Senior Planner

ATTACHMENT C**NOTICE OF DECISION AND FINDINGS OF FACT FOR ARCO AMPM GAS STATION SITE, LOCATED AT THE NORTHWEST CORNER OF NORTHGATE BLVD. AND SAN JUAN ROAD IN SOUTH NATOMAS IN THE SHOPPING CENTER (SC-PUD) ZONE. (97-001), APN.:237-0010-070.**

At the regular meeting of September 11, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearings, the Planning Commission provided a motion of intent to approve the project. On September 25, 1997, the City Planning Commission took the following actions for the location listed above:

- A. Ratified the Negative Declaration;
- B. Adopted the Mitigation Monitoring Plan;
- C. Adopted the attached Notice of Decision and Findings of Fact approving the PUD Schematic Plan Amendment to re-orient the building footprint;
- D. Adopted the attached Notice of Decision and Findings of Fact approving the PUD Schematic Plan Amendment to modify the number of approved traffic driveways with conditions;
- E. Adopted the attached Notice of Decision and Findings of Fact approving the Special Permit to allow the construction of a 5,220 sqft. Gas Station and a 2,796 sqft. Convenience store on a 1.14± acre site in the SC-PUD zone subject to conditions;
- F. Adopted the attached Notice of Decision and Findings of Fact approving the Special Permit to operate the convenience store for 24 hours within 500 feet of a residential use subject to conditions;
- G. Adopted the attached Notice of Decision and Findings of Fact approving the Special Permit to sell beer and wine on site subject to conditions;
- H. Adopted the attached Notice of Decision and Findings of Fact approving the Lot Line Adjustment between two existing parcels on subject site.
- I. Adopted the attached Notice of Decision and Findings of Fact approving the Variance to exceed the maximum allowable number of attached signs from four to eight.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Negative Declaration: The Negative Declaration is approved for the proposed Arco ampm Gas Station site based upon the following findings:
1. The Negative Declaration was prepared and circulated for the above-identified project pursuant to the requirements of CEQA;
 2. The proposed Negative Declaration and comments received during the public review process were considered prior to action being taken on the project; and
 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Mitigation Monitoring Plan: The Mitigation Monitoring Plan for the proposed Arco ampm Gas Station site based upon the following findings:
1. One or more mitigation measures have been added to the above-identified project;
 2. A Mitigation Monitoring Plan has been prepared to ensure compliance and implementation of the mitigation measures for the above-identified project, a copy of which is attached as Exhibit C-1;
 3. The Mitigation Monitoring Plan meets the requirements of Public Resources Code Sec.21081.6; and
 4. The Mitigation Monitoring Plan is approved, and the mitigation measures shall be implemented and monitored as set forth in the Plan.
- E. Special Permit: The Special Permit for the proposed Arco ampm Gas Station and Convenience Store on a 1.14 vacant acres site is hereby approved based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - i) the proposed use is compatible with non-residential uses surrounding the site; and

- ii) adequate landscaping, parking and site design is provided.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - i) the site design and building design is compatible with the area and adequate landscaping will be provided,
 - ii) the sale of beer and wine shall be allowed only on the site between 6.00a.m. to 11.00 p.m. daily.
 3. The project is consistent with the General Plan and South Natomas Community Plan which designate the site for Community/Neighborhood Commercial & Offices and Retail/General Commercial uses, respectively.
- F. Special Permit: The Special Permit to operate a 24-hour convenience store within 500 feet of a residential use is hereby approved based upon the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that:
 - i) the proposed hours of operation is compatible with non-residential uses surrounding the site;
 - ii) the proposed use will not adversely affect the peace, health, safety or general welfare of the surrounding neighborhood;
- G. Special Permit: The Special Permit to sell beer and wine for off-site consumption is hereby approved based upon the following findings of fact:
1. The proposed use as conditioned, will not adversely affect the peace, health, safety or general welfare of the surrounding neighborhood;
 2. The proposed use as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages;
 3. The proposed use as conditioned, will not encourage the development of a skid row or blighted area; and
- H. Lot Line Adjustment: The Lot Line Adjustment between two existing parcels on the subject site is hereby approved based upon the following findings of fact:
1. The lot line adjustment will not result in the abandonment of any street or utility easement record;

2. The lot line adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel.
- I. Variance to exceed the maximum number of attached signs allowed from four to eight: The Variance to exceed the maximum number of attached signs from four to eight is hereby approved based upon the following findings of fact:
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
 2. Granting the variance does not constitute a use variance in that auto service stations and convenience stores are allowed in the Shopping Center PUD (SC-PUD) zone.
 3. The project is consistent with the Community/Neighborhood Commercial & Offices land use designated by the General Plan for the site and the Retail/General Commercial of the South Natomas Community Plan.

CONDITIONS OF APPROVAL

- D. Conditions for the Schematic Plan Amendment to modify the traffic driveways: Applicant proposes to modify the approved PUD Schematic Plan traffic driveways. The existing Schematic Plan indicate 3 driveways, including a service entry, along Northgate Blvd. The proposal is to increase the number of driveways to 4. Staff has the following conditions of approval relating to this modification:
- a. A maximum of 4 driveways will be allowed on Northgate. One of which must be a driveway that directly provides access for delivery vehicles to the back of the site.
 - b. No driveways on Northgate Blvd. within 195 feet of the north right of way line of San Juan Rd. shall be allowed.
 - c. Driveways must be a minimum of 150 feet apart.
 - d. Left turns out of the site from Northgate Blvd shall be prohibited within 600 feet of the north right of way line of San Juan Rd. Left turns into the site from Northgate Blvd. shall be prohibited from any driveway within 420 feet of the north right of way line of San Juan Rd. A driveway within the 420 feet shall be limited to right in/out only. Turns shall be restricted with physical barriers as provided by the applicant.

- e. Dedicate and construct right-turn tapers and deceleration areas for all driveways on Northgate and San Juan per the requirements of the MMP to the satisfaction of Public Works.
 - f. Design and construct a left-turn pocket median and center left turn lane in Northgate Blvd to the satisfaction of Public Works. Median shall extend from the intersection of Northgate and San Juan to a point north of the intersection. The exact length shall be based on the final location of the site driveways.
 - g. Driveway throat length must be a minimum of 100 feet at the southernmost driveway on Northgate and the easternmost driveway on San Juan. Eliminate parking and access to parking aisles within the 100 feet throat length.
 - h. Prior to submittal of plans for a site or other building permit, a revised PUD Schematic Plan shall be submitted to Public Works and Planning for review. A site or other building permit shall not be issued until the revised schematic plan is approved by Public Works and Planning. Applicant shall make all changes to schematic plan necessary for Public Works and Planning's approval.
 - i. Provide reciprocal ingress, egress and parking easements between the parcels.
 - j. All driveways shall be to City standards.
- E. The Special Permit for the proposed Arco ampm Gas Station and Convenience store site is hereby approved subject to the following conditions:
- 1. **Planning:**
 - a. Comply with the requirements of the Mitigation Monitoring Plan attached in Exhibit C-1.
 - b. Obtain all necessary building permits prior to construction.
 - c. The project site plan shall conform to Exhibit C-2 except as provided by the conditions of this Notice of Decision.
 - d. The trash enclosure must meet all requirements of the Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate.
 - e. One bicycle parking rack shall be provided on the site.
 - f. Fifty percent shading shall be provided for the designated parking, maneuvering and driveway areas depicted on the site plan.

- g. A detailed landscape and irrigation plan for review and approval of Planning staff shall be submitted prior to issuance of building permits. The plan shall provide for all 15 gallon trees at the south and east perimeters of the convenience store building. The landscape plan shall include the following items:
- i. an irrigation system shall be reflected in all areas where landscaping is proposed;
 - ii. a 25-foot wide landscape setback shall be located on Northgate Blvd. and San Juan Rd;
 - iii. the landscape plans shall indicate compliance with the Water Conservation Ordinance;
- h. The color treatment used shall continue at all elevations. While accommodating the usual Arco corporate colors, the building colors shall nonetheless be compatible to those of the immediate surrounding buildings.
- i. All mechanical equipment as well as the trash enclosure shall be placed behind the parapet wall and not be visible from the streets (both Northgate Blvd and San Juan Road).
- j. The applicant shall revise the south and east elevations of the convenience store to provide for better architectural treatment, subject to the review & approval by Planning Staff.
- k. A "Good Neighbor Policy" shall be established by the applicant which will include the following:
- i. Upon occupancy, or immediately thereafter, of the station the owner/operator shall conduct a "get acquainted" meeting with the neighbors. The property owners/neighbors within the Northgate Blvd and San Juan Road area shall be informed of the meeting. The meeting will be conducted to introduce the operator/manager of the station to the neighbors and identify the contact person and phone number neighbors will use if an emergency should arise. The owner/operator shall conduct the meeting at the site.
 - ii. For 18 months following the occupancy of the convenience store/gas station, community meetings shall be held quarterly by the owner and/or operator of the convenience/gas station. The owner and/or operator shall work with the Natomas Community Association to arrange these meetings and notify the neighbors and association members.

The purpose of these meetings is to receive comments and concerns from the neighbors and work towards possible solutions. The owner and/or operator shall advise City Planning staff of meeting date, time and place two weeks in advance. A list of attendees and minutes of the meeting shall be submitted to the Planning Department within one week following the meeting.

After the 18 month period, community meetings shall be conducted as requested by the Neighborhood Association.

iii. A sign indicating a 24 hour emergency phone number and contact person shall be kept current and posted on the building.

iv. The owner/operator shall be responsible for the removal of all litter generated by this business. The business premises shall be patrolled once a day for trash/litter.

v. The owner/operator of the convenience store/gas station shall not allow non-customers to gather or loiter in or around the convenience store/gas station.

vi. The owner/operator of the convenience store/gas station shall be responsible for abatement/removal of any and all graffiti on the property within 48 hours. Neighborhood Services Department is available to assist the operator by providing information for preventative measures to reduce the occurrence of graffiti.

Graffiti shall mean any unauthorized inscription, work, figure, or design that is marked, etched, scratched, drawn, or painted on or otherwise affixed to or on any surface.

vii. The owner/operator of the convenience store/gas station shall maintain the grounds and landscaping areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and grass as needed if original landscaping dies.

2. Public Works:

- a. No driveways within 195 feet of the north right of way line of San Juan Rd. shall be allowed.
- b. Left turns out of the site from Northgate Blvd shall be prohibited within 600 feet of the north right of way line of San Juan Rd. Left turns into the site

- shall be prohibited from any driveway within 420 feet of the north right of way line of San Juan Rd. A driveway within the 420 feet shall be limited to right in/out only. Turns shall be restricted with physical barriers as provided by the applicant.
- c. Dedicate and construct right-turn tapers and deceleration areas for all driveways on Northgate and San Juan per the requirements of the MMP to the satisfaction of Public Works.
 - d. Design and construct a left-turn pocket median and center left turn lane in Northgate Blvd to the satisfaction of Public Works. Median shall extend from the intersection of Northgate and San Juan to a point north of the intersection. The exact length shall be based on the final location of the site driveways.
 - e. Driveway throat length must be a minimum of 100 feet at the southernmost driveway on Northgate and easternmost driveway on San Juan. Eliminate parking and access to parking aisles within the 100 feet throat length.
 - f. Prior to submittal of plans for a site or other building permit, a revised PUD Schematic Plan shall be submitted to Public Works and Planning for review. A site or other building permit shall not be issued until the revised schematic plan is approved by Public Works and Planning. Applicant shall make all changes to schematic plan necessary for Public Works and Planning's approval.
 - g. Provide reciprocal ingress, egress and parking easements between the parcels.
 - h. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.
 - i. All driveways shall be to City standards.

3. Utilities:

- a. The site plan must delineate the entire existing parcel and the proposed parcel lines. The proposed parcel lines should conform to the tentative map.
- b. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
- c. An on-site surface drainage system is required and shall be connected to the

street drainage system (sump 141) by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per section 11.12 of the Design and Procedures Manual). Please see the previous memo to Bridgette Williams (attached).

- d. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy. (The water services shown on the site plan need backflow prevention devices).
- e. All storm drainage from this site shall be routed to Sump 141. A drainage study shall be performed to determine the elevation of potential on-site flooding. The on-site drainage system can be designed to convey 0.3 cfs per acre but due to on-site ponding, the 10-year HGL must be calculated and shown on the on-site improvement plans. **On-site flooding and/or detention may cause the site plan to be significantly altered.** Starting water surface elevations and further clarification concerning the drainage study will be determined subsequent to a pre-design meeting with our Department. The applicant's engineer may contact me at 433-6613 to schedule this meeting.
- f. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by the developing the area. Only source controls measures are required. **Source Control measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Refer to the "Best Management Practices for Fueling and Closely Related Activities" dated December 10, 1996, for appropriate source control measures (to be sent to you in the near future).

4. Police

- a. Any and all pay telephones at this site shall be located in the Store's interior with adequate signage to direct Public to telephone. No external phones at this site.
- b. Two employees shall be working at the store from opening until closing everyday.
- c. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination per square foot at the surface of any walkway, alcove, passageway related to the project during the same hours.

- d. The applicant shall be responsible for the removal of all litter generated by the business in the area adjacent to the building.
- e. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
- f. The following minimum security standards shall be incorporated into the interior design of the building:
 - i. Cashier station shall be raised to provide a noticeable height advantage to employees.
 - ii. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind spots.
 - iii. Cold boxes shall be equipped with an audible enunciator to alert employees when the doors are opened.
 - iv. The facility shall be equipped with UL approved money safes. Signs shall be prominently posted stating that employees do not have access to the safe.
 - v. The facility shall be equipped with remote locking devices to enable public entry doorway to be locked from cashier station.
- g. Licensee shall post and maintain on the premises and in the parking lot used in conjunction therewith notices clearly visible to the patrons of the licensee and parking lot and to persons on the public sidewalk stating, in block lettering, the following:

"UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. B & P Code 25612.5; C.P.C. 647E(A); S.C.C. 26.24(c)".
- h. All illegal activities observed on or around the business shall be promptly reported to the Police Department.
- i. The applicant shall provide two working toilet facilities for use by the public. These rest rooms must be self-locking and the key must be available from the employees. Extra keys must be available in case of an

emergency. Locks may be of the electronic remote control type. Interior rest rooms must be visible to attendants.

- j. The applicant shall provide bicycle security racks at the front of the business.
- k. The parking areas must be visible for internal monitoring. Where windows are not appropriate for this purpose, closed circuit television shall be used.

The type and location of the cameras shall meet the satisfaction of the Police Department.

- l. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
- m. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
- n. Applicant shall sign an agreement delegating the sworn employees of the Sacramento Police Department to act as applicant's agents for the sole purpose of enforcing Section 602 (k) of the California Penal Code and that applicant agrees to properly post project property, aid in the investigation and prosecution of such cases. The posting shall consist of notices, in block letters:

NO TRESPASSING
VIOLATORS WILL BE PROSECUTED UNDER 602 (K) C.P.C.

- G. The Special Permit to sell beer and wine for off-site consumption is hereby approved subject to the following conditions:
 - a. Beer and wine products shall be secured during the hours of 11pm. and 6am.
 - b. Beer and wine shall be allowed between the hours of 6am and 11pm subject to the following conditions:
 - i. All public telephones must be maintained in a manner consistent with City ordinances regulating pay telephones. This telephone is to be limited to

outgoing call only.

- ii. Applicant shall work with the Licensing Coordinator of the Police Department to ensure that the property is posted for "No Loitering" in accordance with 602 (k) P.C. An agreement is to be filed with the Police Department which will allow officers to remove loiterers and applicants agreement to prosecute.
 - iii. Two employees shall be working at the store from opening until closing everyday.
 - iv. Alcoholic beverages may not be sold between the hours of 11pm and 6am
 - v. Sales of beer shall be in quantities of not less than a six pack.
 - vi. Signs listing conditions (i) through (v) shall be posted conspicuously inside the store.
 - vii. The sale of alcohol shall be limited to beer and wine only, no hard liquor sales allowed.
 - viii. The word beer, wine or liquor shall not appear in the name or on any signs.
 - ix. Wine coolers shall not be sold in quantities of less than factory packs of four.
 - x. No advertising of beer or wine sales shall be allowed on exterior signs or window signs on the site.
 - xi. The 24-hour signs shall be conspicuously posted outside the Convenience Store as indicated on Applicant's site plan.
- c. The applicant shall endeavor to purchase and retire an existing beer and alcoholic beverage license from within the 4 census tract area in the vicinity of the site. This condition shall apply for a period of 36 months, commencing with the date of approval of the Special Permit. The applicant has agreed to expend up to \$30,000 for the license. The applicant shall provide, at no greater than 90 days intervals, a written offer to each of the ABC license holders within the 4 census tract area of the subject site. These census tract areas are: 70.01, 70.04, 70.06 and 70.07. (See the attached Map). The applicant shall furnish the

Planning Division with a copy of the letter and the names and addresses of the license holders to whom the letter has been sent.

- H. The Lot Line Adjustment to adjust the property line between two existing parcels on the subject site is hereby approved subject to the following conditions:

Applicant shall complete these conditions at the Public Works Department, Engineering Services, prior to a Lot Line Adjustment being requested:

1. Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at 1231 I Street, Room 200;
 2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 3. Applicant may file a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
 4. File a waiver of Parcel Map;
 5. Properly abandon any excess water services to the satisfaction of the Utility Department (one service per lot is permitted).
 6. Provide separate water and sewer services for each unit to the satisfaction of the Utilities Department.
- I. The Variance to exceed the number of maximum allowable attached signs from four to five on the subject site is hereby approved subject to the following conditions:
1. All signage shall comply with the City's Sign Ordinance, and the signs will be required to obtain sign permits except as provided below:
 - (i) Eight signs as shown in Exhibit C-5 are approved including the 3 signs for "24 hours".

FACSIMILE TRANSMISSION SHEET

DATE: 11-17-97 TIME: 2:50 AM/PM PM

TO: City of Sacramento
(Company Name)

264-5328 Taiwo Taiyeoba
(Fax #) Individual Department

FROM: CALVARY CHRISTIAN CENTER FAX: (916) 921-1303
Brenda Dixon Administration
INDIVIDUAL DEPARTMENT

NUMBER OF PAGES (INCLUDING THIS TRANSMISSION SHEET) 2

PLEASE REPLY ON THIS FAX YES/NO YES
Brenda Dixon
Originator's Signature

MESSAGE:
Please confirm receipt of
fax - we will mail hard copy
if necessary.
Thank you!
Brenda Dixon 929-1383x105

ATTEST:

CHAIRPERSON

SECRETARY TO PLANNING COMMISSION

P97-001