



CITY OF SACRAMENTO

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

MARTY VAN DUYN
PLANNING DIRECTOR

December 9, 1981

APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

DEC 15 1981

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

- SUBJECT:
1. Environmental Determination
 2. Amendment to the Point West PUD Schematic Plan from a one-story, 9,600 square foot bank use to a two-story, 26,000 square foot office building use (P-9560)

LOCATION: West side of Challenge Way, south of Arden Way

SUMMARY

This is a request for entitlements necessary to develop a two-story, 26,000 square foot office building on a 1.4+ acre site. The staff and the Planning Commission recommend approval of the project. The Commission also approved a special permit to allow the office use.

BACKGROUND INFORMATION

The subject site is located in an area that is presently developed for retail-type commercial uses and there are several office structures that have been recently approved by the City Council. The proposed use is compatible with the existing and future uses. Also, it is consistent with the 1974 General Plan.

The only issue that was raised by the applicant is in reference to an additional driveway that would be located at the southern portion of the site. The staff did not support this request because the driveway would be in close proximity to the existing Handyman driveway to the south. It would conflict with traffic movement in and out of Handyman's driveway. The Commission agreed with staff.

VOTE OF PLANNING COMMISSION


On November 12, 1981, the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration; and
2. Adopting the attached PUD Resolution amending the Point West Schematic Plan.

Respectfully submitted,



Marty Van Duyen
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
p- 9560

December 15, 1981
District No. 3

RESOLUTION NO. 81-917

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

December 15, 1981

RESOLUTION AMENDING THE POINT WEST PUD SCHEMATIC PLAN FROM A ONE-STORY 9,600 SQUARE FOOT BANK USE TO A TWO-STORY 26,000 SQUARE FOOT OFFICE USE FOR PROPERTY LOCATED ON THE WEST SIDE OF CHALLENGE WAY, SOUTH OF ARDEN WAY (APN: 277-272-08) (P-9560)

WHEREAS: The City Council conducted a public hearing on December 15, 1981, concerning the above amendment, and based on documentary and oral evidence submitted at the public hearing, the City Council hereby finds as follows:

1. The proposed plan amendment is compatible with the surrounding land uses.
2. The proposal is consistent with the policies of the 1974 General Plan.
3. The site is large enough to accommodate the 26,000 square foot office structure.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the Schematic Plan shall be designated as a two-story, 26,000 square foot office building for non-medical uses as shown on Exhibit A and area identified as Exhibit B.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

DEC 15 1981

OFFICE OF THE
CITY CLERK

In the State of California, County of Sacramento, City of Sacramento,
and being:

Parcel 3, as shown on that certain Parcel Map entitled "Parcel C of
the Parcel Map recorded in 35 P.M. 22", recorded in Book 36 of Parcel
Maps, at page 43.

EXCEPTING THEREFROM as hereinabove set forth, all deposits of minerals,
including oil and gas, lying below the depth of five hundred (500) feet,
without the right to drill or mine through the surface thereof, as
reserved in the Deed from the State of California, recorded June 30,
1971, Book 71-06-30, page 525, Official Records.

OK
R-54
9-18-81

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Forrar Williams, Architect, 2020 V St., Sacramento, CA		
OWNER	A & T Development, Inc., 4150 Manzanite Ave., Suite 100, Carmichael, CA		
PLANS BY	Forrar Williams, Architect, 2020 V St., Sacramento, CA		
FILING DATE	9/18/81	50 DAY CPC ACTION DATE	REPORT BY: LM:jf
NEGATIVE DEC.	10/12/81	EIR	ASSESSOR'S PCL. NO. 277-272-08

- APPLICATION:
1. Environmental Determination
 2. Amendment to Point West PUD Schematic Plan from one story, 9,600 sq. ft. bank use to two story, 26,000 sq. ft. office building use (non-medical)
 3. Special permit to develop an office (non-medical) in Point West PUD

LOCATION: West side of Challenge Way and south of Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct a two-story office building containing approximately 26,000 sq. ft. and related parking on 1.4 acres in the Point West PUD.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office
Point West Schematic Plan

Designation: Bank
Existing Zoning of Site: SC-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Restaurant (Monterey Bay Cannery); SC-R
South: Vacant; SC-R
East: World Savings (Across Challenge Way); SC-R
West: Home Improvement Store (Handyman); SC-R

Parking Required: 101 spaces
Parking Proposed: 103 (including 11 off-site spaces)
Parking Ratio: 1:250
Parking Ratio Proposed: 1:246
Property Area: 59,285 sq. ft./1.4 I Ac.
Square Footage of Building: 25,335 ± sq. ft.
Building Height: Approximately 30 ft. (2 story)
Street Improvements: 80 ft. with curb, gutters, and sidewalk
Utilities: Available to site
Exterior Building Materials: Masonry, concrete, and redwood
Exterior Building Colors: Earthtone

BACKGROUND INFORMATION: A schematic plan for Parcel B (block bounded by Arden Way, Challenge Way, Response Road and Heritage Lane) was approved by the City Council on August 31, 1976. The subject site consists of a vacant 1.4 acre parcel surrounded by commercial and financial institutional uses. There are retail commercial uses (Handyman, etc.) to the west; a restaurant (Monterey Bay Cannery) to the north; and restaurant and savings and loan uses (Blankhouse & World Savings) to the east. A savings & loan (Capital Federal Savings & Loan) and office development has been approved for the vacant parcel south of the subject site.

STAFF'S EVALUATION: Staff's major concerns regarding this project relate primarily to access and parking.

1. Access: According to the Point West PUD Schematic Plan for Parcel B, Exhibit A, (the block bounded by Arden Way, Challenge Way, Response Road, and Heritage Lane), a major driveway is designated connecting Challenge Way and the parking area of the shopping center to the west. The Schematic Plan designates the connecting driveway along the north portion of the subject property and south of Monterey Bay Cannery Restaurant. This driveway would provide the needed east-west ingress and egress from the shopping center and Challenge Way as well as provide access into the subject development. The approved Schematic Plan for Parcel B shows a driveway approximately 30 feet to 35 feet wide with a landscaped planter physically separating the driveway from the building development on the southern portion of the subject parcel.

The City Traffic Engineering Department requests that the applicant provide for a connecting driveway between Challenge Way and the parking area of the shopping center pursuant to the Point West PUD Schematic Plan. The Traffic Department also requests that the angled driveway entrance be redesigned to provide a 90° intersection with the street and be set back a minimum of 10 feet from the property line. This will require the relocation of an existing fire hydrant. Traffic also recommends increased setback along Challenge Way, for increased visibility on the curve.

Although a greater setback would be aesthetically more desirable and would provide greater visibility for traffic on the curve of Challenge Way, a 15 foot building setback from Challenge Way would be compatible. It would conform to the Development Guidelines minimum and generally consistent with other structures along Challenge Way.

2. Parking: The eleven existing parking spaces located off-site adjacent to the south property line are spaces approved for the Handyman Store and cannot be counted by the applicant as part of the required parking for the subject office development. This project is subject to the 50% parking lot shading requirement. A shading/irrigation plan should be provided as soon as possible and must be approved by the Planning Department prior to issuance of building permit. It is possible that the project will need to be redesigned to provide adequate shading. This may include reduction of number of parking space and a resultant reduction in building square footage. The site plan indicates 43 (41%) compact stalls, well beyond the allowed 30% maximum. The plan should be revised to reduce the number of compact stalls to no more than 30% of total on-site stalls.

All future revisions to plans should be drawn to an identifiable scale and include a location map. Revisions shall be approved by staff prior to application for building permit.

The site plan indicates bicycle storage under the stairs at the south end of the building. Staff requests the applicant provide specific details of secure bicycle parking in the building plans, prior to issuance of building permits.

3. Proposed Office Use: Staff considers office buildings, in general, to be compatible with the existing and projected land uses of the surrounding area. The proposed design, use of building materials, and height of the subject project is also compatible with surrounding developments.
4. Staff notes that no provisions have been made for pedestrian linkages between this site and adjacent developments. Staff requests that such linkages be incorporated into the site plan.
5. Signs shall be in accordance with the Point West Development Guidelines. A sign program shall be submitted for review and approval of the Point West Architectural Review Committee and staff well in advance of sign permit application. The submitted site plan indicates a monument sign in the front setback area. This monument sign is not allowed under the Point West Sign Guidelines.
6. Landscaping: Sod, rather than seed, should be used for any lawns within the street setback. Berm height of 3½ to 4 feet shall be required except where a slope greater than 30% would be necessary. Shrubs should be planted on the southern portion of the project adjacent to the parking area to provide screening of the parking lot.
7. Occupancy: The building should not be occupied prior to assurance that all conditions of the special permit have been met.
8. The project has been reviewed and approved by the Point West Architectural Review Committee.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Recommend approval of amendment to Point West Schematic Plan from one-story, 9,600 square feet bank use to two-story 26,000+ square foot office building use (non-medical);
3. Approval of the special permit to develop an office (non-medical) in Point West PUD subject to the following conditions and based on findings of fact which follow;

Conditions

- a. The applicant shall revise site plans to provide for a straight driveway (90° intersection with the street) that is set back a minimum of 10 feet from the property line. The realignment shall include relocation of an existing fire hydrant;
- b. Detailed landscape, irrigation, and 50 percent parking shading plan shall be submitted for review and approval of the staff prior to issuance of building permits. Sod rather than seed shall be used for any lawn areas within the street setback. Berm height of 3 and one-half to four feet shall be required except where a slope greater than 30 percent would be necessary;
- c. The applicant shall revise the site plan to reduce compact parking stalls to a maximum of 30 percent of on-site stalls;
- d. Applicant shall provide specific details of secure bicycle parking in the building plans prior to issuance of building permits;
- e. Applicant shall make provisions in a revised site plan for an adequate pedestrian linkage with Handyman and shops located to the west;
- f. All revisions to plans shall be drawn to an identifiable scale and include a location map. Plans shall be approved by the staff prior to application for building permits;
- g. Signage shall be in accordance with the Point West Development Guidelines. A sign program shall be submitted for review and approval of the Point West Architectural Review Committee and staff well in advance of sign permit application.
- h. In accordance with Section 8 of the Zoning Ordinance, the building shall not be occupied prior to inspection by the Planning Director to assure that all conditions of the special permit have been complied with. Issuance of an occupancy permit by the Building Division without clearance from the Planning Department does not relieve the applicant from this or any other special permit condition.

Findings of Fact

1. The proposal as conditioned is based on sound principles of land use in that the proposed office building is compatible to surrounding land uses which consist of retail, offices and restaurants.
2. The special permit, as conditined, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:
 - a. adequate vehicular access and on-site parking will be provided;
 - b. landscaping to screen the parking areas will be provided.
3. The proposed use is in compliance with the General Plan in that it satisfies the commercial land use objection or grouping related and compatible businesses whenever possible.

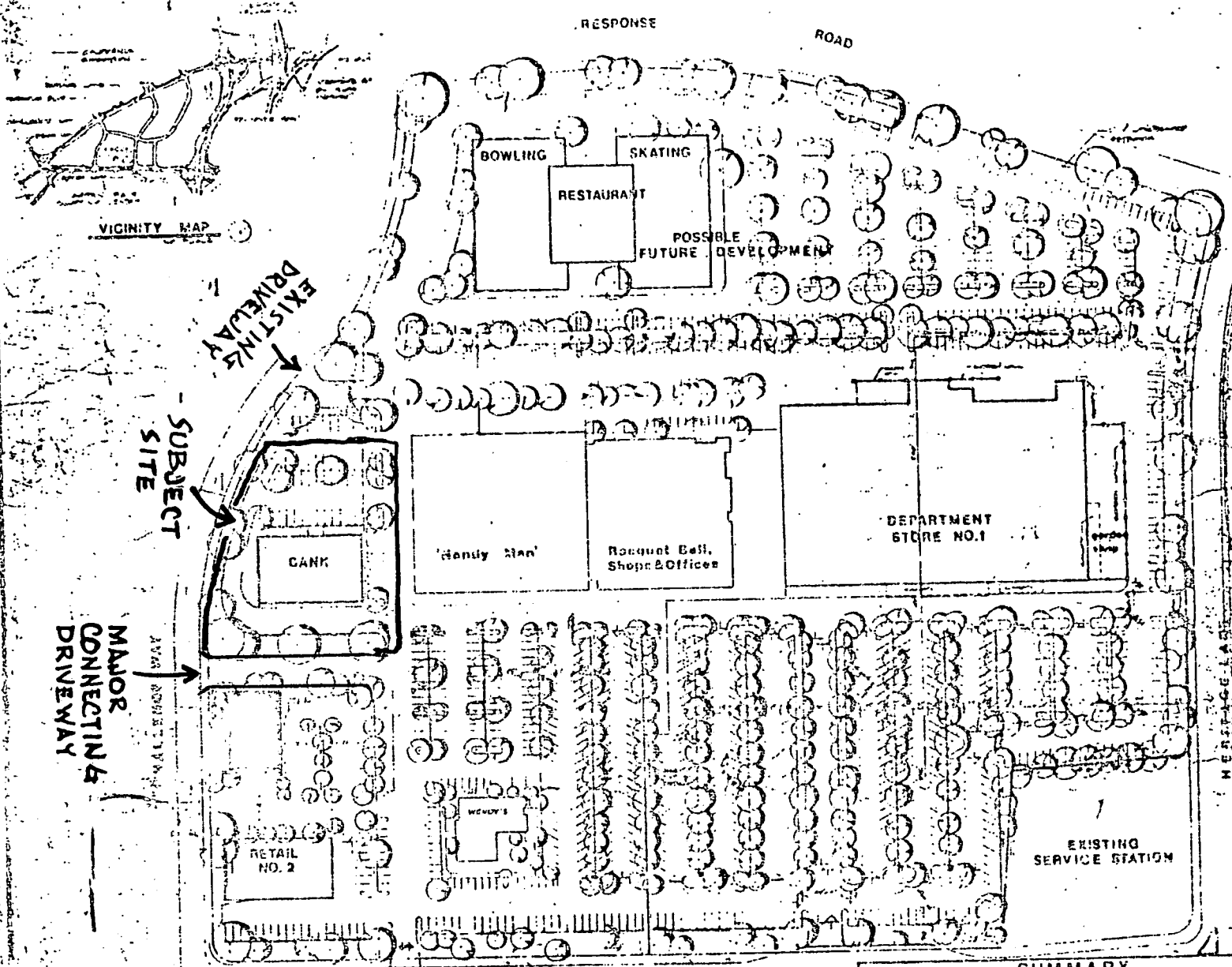
The site is designated for commercial and office use.

P-9560

Nov. 12, 1981

PARCEL "B" - SCHEMATIC PLAN
POINT WEST P.U.D.

EXHIBIT "A"



SITE PLAN

Scale: 1" = 50'

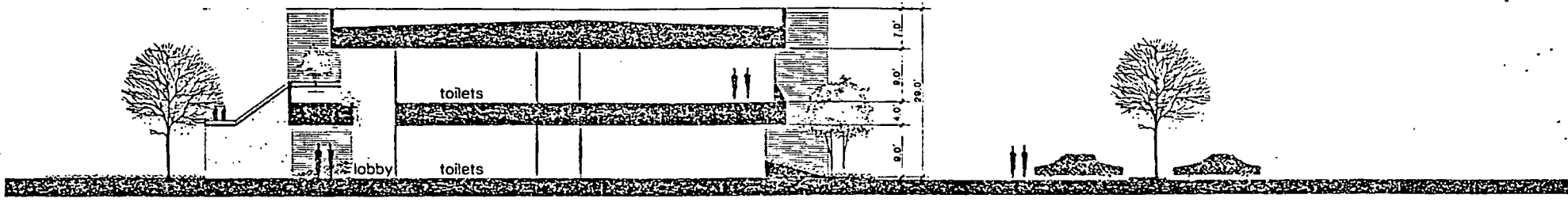
SUMMARY

status	development	FLOOR AREA SQ. FT.	REQUIRED PARKING	PAT. PROVIDED
APPROVED	DEPT. STORE NO. 1	79000	200	100
APPROVED	HANDY MAN	36000	200	100
APPROVED	RACQUET BALL / SHOES	15000	100	50
UNAPPROVED	BANK	10000	60	30
Possible future dev.	BANK	20000	60	30
Possible future dev.	RETAIL NO. 1	18000	100	50
Possible future dev.	RETAIL NO. 2	15000	100	50

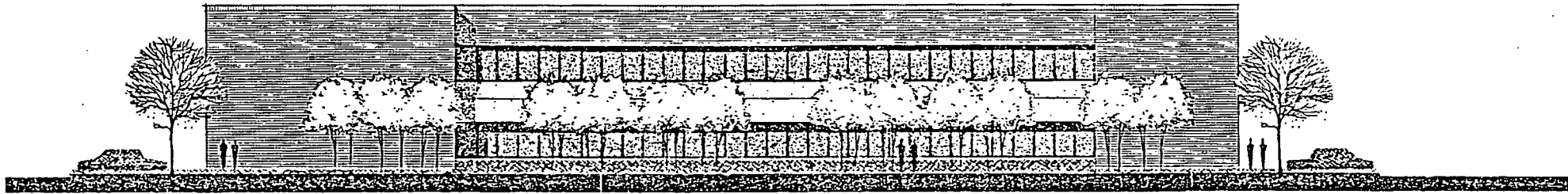
SP-1

MEMO NO. 9

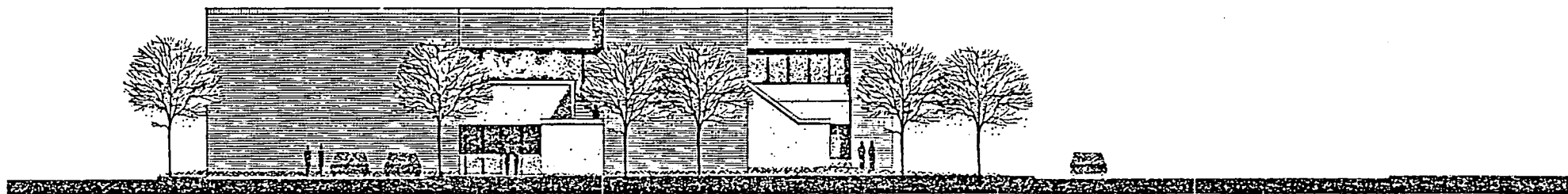
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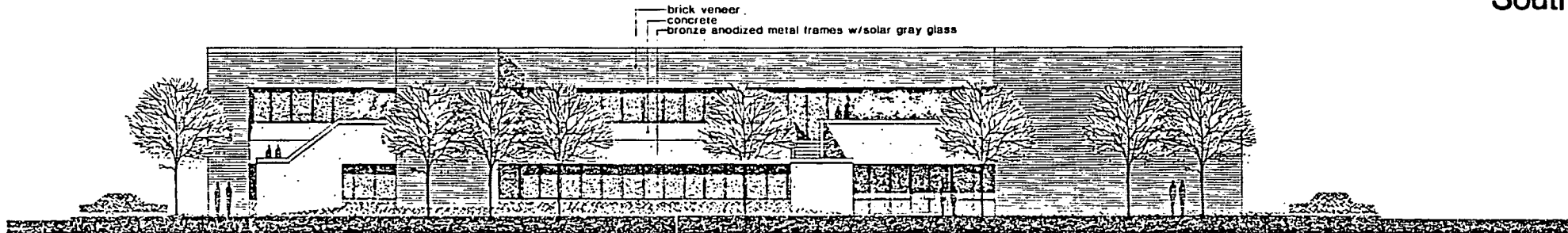
Section



West



South



4 8 16 East



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

November 24, 1981

A & T Development, Inc.
4150 Manzanita Ave., Suite 100
Carmichael, CA 95608

On November 23, 1981, the following matter was filed with my office to set a hearing date before the City Council:

- P-9560 Various requests for property located on west side of Challenge Way just south of Arden Way (D3):
- A. Amend Point West PUD Schematic Plan from one story, 9,600 sq.ft. bank use to two story 26,000 square foot office use

This hearing has been set for December 15, 1981, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

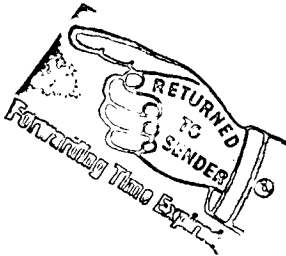
Lorraine Magana
City Clerk

LM/mm
cc: Forrar Williams
P-9560 Mailing List (22)



OFFICE OF THE CITY CLERK
915 I STREET
CITY HALL ROOM 203

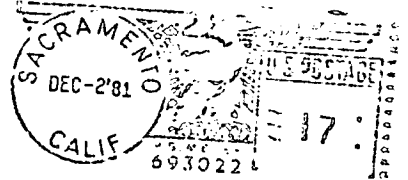
SACRAMENTO CALIFORNIA 95814
TELEPHONE (916) 440-8428



NOTICE OF CITY COUNCIL HEARING

Holiday
Greetings

PREFERRED
FIRST CLASS



RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
DEC 4 12 28 PM '81

~~Frank/Patricia Scofield
1401 - K Street
Sacramento, CA 95814
APN: 277-271-2000~~



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

December 16, 1981

A and T Development
4150 Manzanita Avenue, Suite 100
Carmichael, CA 95608

Dear Gentlemen:

On December 15, 1981, the Sacramento City Council took the following action(s) for property located on the west side of Challenge Way just south of Arden Way (D3)(P-9560):

Adopted a Resolution amending the Point West
PUD Schematic Plan from one story, 9,600 square
foot bank use to two story, 26,000 square foot
office use.

Enclosed, for your records, is a fully certified copy of above referenced document.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/31
Enclosure

cc: Planning Department
Forrar Williams

PROOF OF PUBLICATION

(2015.5 CCP)

STATE OF CALIFORNIA

S.S.

County of Sacramento

I am the principal clerk of THE DAILY RECORDER, a newspaper of general circulation published in the City of Sacramento, County of Sacramento, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case Number 16,180 that the notice, of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/27

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature

Dated Nov. 27, 1981

THE DAILY RECORDER

1115 H Street, P.O. Box 1048
Sacramento, California 95805
(916) 444-2355

Mail Proof of Publication to:

PO#80322
City Clerk
915 I Street, Room 308
Sacramento, CA 95814

This space is for the County Clerk's filing stamp

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

DEC 2 12 54 PM '81

P-9566

12-15
31

Proof of publication of PUB, Notice of Hearings

CITY OF SACRAMENTO NOTICE OF HEARINGS

Public Notice is hereby given that on the date of December 15, 1981, at the hour 7:30 p.m., the following hearings will be held in the Council Chamber, City Hall, Second Floor, 915 "I" Street, Sacramento, California:

P-9548 Various requests for property located on northwest corner of Sand Rivere Court & Greenhaven Drive (D8):

A. Rezone 0.3 more or less acre from R-1 to R-1A:

B. Tentative Map to divide 0.3 more or less acre into 2 halfplex lots;

C. Subdivision Modification to waive water and sewer services

P-9560 Various request for property located on west side of Challenge Way just south of Arden Way (D3):

A. Amend Point West PUD Schematic Plan from one story, 9,600 sq. ft. bank use to two story 26,000 square foot office use

P-9583 Tentative Map to divide 8 more or less acres into 35 single family lots in the R-1 Zone. Location: south side of Wilmington Ave., 124 more or less feet west of Arlington Street (D5)

Further information may be obtained from the Office of the City Clerk, City Hall, 915 "I" Street, Room 308, phone (916) 449-5426.

SACRAMENTO CITY COUNCIL
By: LORRAINE MAGANA
City Clerk

Ad No. 4785
14288-November 27, 1981

CERTIFIED AS TRUE COPY

of Proof of Publication

12-3-81

DATE CERTIFIED

Denne Mason
ASSISTANT CITY CLERK, CITY OF SACRAMENTO



CITY OF SACRAMENTO
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

7-9560
31

NOV 23 1 26 PM '81

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

MARTY VAN DUYN
PLANNING DIRECTOR

November 23, 1981

MEMORANDUM

TO: Lorraine Magana, City Clerk
FROM: Leslie Oldridge
SUBJECT: Request to Set Public Hearings

PFP: 12-8-81
HRQ: 12-15-81
FCA DATE: 12-22-81
cc: VAN DUYN
Carstens
Miller
Yee

Please schedule the following items for Council hearings. All necessary support material is attached.

1. P-9531 Planning Commission recommended denial on various requests located south of Meadowview Road and east of Freeport Boulevard. (D8)
 - a. Tentative Map to divide 109+ acres into 387 single family lots and 192 halfplex lots;
 - b. Subdivision Modification to create lots 165, 166, 355, 356 and 427 deeper than 160'.
2. P-9543 Various requests for property located on west side of Franklin Boulevard between Meadowview Drive and Doss Way. (D7)
 - a. Rezone 2+ acres from A to 0B-R
3. P-9548 Various requests for property located on northwest corner of Sand River Court and Greenhaven Drive. (D8)
 - a. Rezone 0.3+ acre from R-1 to R-1A;
 - b. Tentative Map to divide 0.3+ acre into two halfplex lots;
 - c. Subdivision Modification to waive water and sewer services.

4. P-9560 Various requests for property located on west side of Challenge Way just south of Arden Way. (D3)
- a. Amend Point West PUD Schematic Plan from one story, 9,600 square foot bank use to two story, 26,000 square foot office use
5. P-9583 Tentative Map to divide 8+ acres into 35 single family lots in the R-1 zone.
Location: South side of Wilmington Avenue, 124+ feet west of Arlington Avenue. (D5)

SACRAMENTO CITY PLANNING DEPARTMENT

Application Information

Application taken by/date: 9-18-81

Project Location Challenge Way just south of Arden

P N^o 9560

Assessor Parcel No. 277-272-08

Owners A & T Development, Inc.

Phone No. 486-8008

Address 4150 Manzanita Avenue, Suite 100, Carmichael, CA 96608

Applicant Ferrar Williams, architects

Phone No. 454-2016

Address 2020 "9" Street

Signature *Jalint Russell*

C.P.C. Mtg. Date 10-22-81 11-12

REQUESTED ENTITLEMENTS

- Environ. Determination Neg. Dec.
- General Plan Amend _____
- ^{Schematic} ~~Community~~ Plan Amend Point West PUD from a bank
(designated use to an office building use)
- Rezone _____
- Tentative Map _____
- Special Permit to develop an office in Point West PUD
- Variances _____
- Plan Review _____
- PUD _____
- Other Posting & Notification

ACTION ON ENTITLEMENTS

	Commission date	Council date	Filing Fees
_____	_____	_____	\$ <u>90.00</u>
_____	_____	_____	\$ _____
_____	_____	Res. _____	\$ <u>N/A</u>
_____	_____	_____	\$ 435.00
_____	_____	Res. _____	\$ _____
_____	_____	Ord. _____	\$ _____
_____	_____	Res. _____	\$ _____
_____	_____	_____	\$ <u>435.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ <u>36.00</u>

FEE TOTAL \$ 561.00

RECEIPT NO. 573

By/date DP 11/62/81

Sent to Applicant: _____ Date _____

By: _____ Sec. to Planning Commission

Key to Entitlement Actions

- | | | |
|------------------------------------|---|--|
| R - Ratified | D - Denied | IAF - Intent to Approve based on Findings of Fact |
| Cd - Continued | RD - Recommend Denial | AFF - Approved based on Findings of Fact |
| A - Approved | RA - Recommend Approval | RPC - Return to Planning Commission |
| AC - Approved W/conditions | RAC - Recommend Approval W/conditions | CSR - Condition Indicated on attached Staff Report |
| AA - Approved W/amended conditions | RMC - Recommend Approval W/amended conditions | |

NOTE: There is a thirty (30) consecutive day appeal period from date of approval. Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.



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

November 24, 1981

A & T Development, Inc.
4150 Manzanita Ave., Suite 100
Carmichael, CA 95608

On November 23, 1981, the following matter was filed with my office to set a hearing date before the City Council:

- P-9560 Various requests for property located on west side of Challenge Way just south of Arden Way (D3):
- A. Amend Point West PUD Schematic Plan from one story, 9,600 sq.ft. bank use to two story 26,000 square foot office use

This hearing has been set for December 15, 1981, 7:30 p.m., Council Chamber, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedure 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the day prior to the scheduled hearing date. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the City Planning Department, 927 Tenth Street, Sacramento, California, phone 449-5604.

Sincerely,

Lorraine Magana
City Clerk

LM/mm

cc: Forrar Williams
P-9560 Mailing List (22)

AFFIDAVIT OF MAILING

ON **November 30, 1981**, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED ON THE FOLLOWING PROJECT:

**Various requests for property located
on west side of Challenge Way just
south of Arden Way (D3)(P-9560)**

THE ABOVE DESCRIBED HEARING NOTICES WERE MAILED BY PLACING COPIES THEREOF IN THE UNITED STATES MAIL, POSTAGE PREPAID, AND ADDRESSED TO THE FOLLOWING, AS INDICATED BY A CHECK MARK WHERE APPLICABLE:

- (x) OWNER OF PROPERTY: **A & T Development, Inc.**
- (x) APPLICANT: **Forrar Williams**
- () APPELLANT (IF APPLICABLE):
- (x) MAILING LIST FOR P-NUMBER **9560**
- () SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE **30th** DAY OF **November**, 1981.



SIGNATURE OF PERSON MAILING NOTICE