

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Capital Neon 5920 Rosebud Lane Sacto CA 95841		
OWNER Evelyn Poly 2434 Princeton St Sacto CA 95815		
PLANS BY Capital Neon 4044 B Wayside Lane Carmichael, CA 95608		
FILING DATE 5-10-93	ENVIR. DET. Exempt 15311(a)	REPORT BY B Williams
ASSESSOR'S PCL. NO. 277-0051-009		

- APPLICATION:**
- A. **Variance to exceed the maximum 24 square foot allowable sign area for a 60 square foot pole sign within 660' from the freeway on 1.79± developed acres in the Light Industrial (M-1) zone.**
 - B. **Variance to allow a pole sign in place of a monument sign in the Light Industrial (M-1) zone.**
 - C. **Variance to exceed the maximum allowed 12 foot height limit to allow a 15 foot high pole sign in the Light Industrial (M-1) zone.**

LOCATION: 1600 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow a 60 square foot, 15 foot high pole sign for Sinclair Paint.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Sinclair Paint Store

Surrounding Land Use and Zoning:

North: RV Dealership; M-1
South: Residential, Industrial; M-1
East: U-Haul Dealership; M-1
West: Vacant, Residential; R-1

02545

Property Dimensions:	Irregular
Property Area:	1.79± acres
Pole Sign Dimensions:	15'1 1/2" Height
	60 sq.ft. Sign Face
Sign Material:	sheetmetal, double-face illuminated
Sign Color:	white and royal blue
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one developed parcel on 1.79± acres in the Light Industrial (M-1) zone. A Sinclair Paint store is currently located on the premises and is approximately 600 feet from the Business 80 Freeway. The General Plan designates the site for Heavy Commercial or Warehouse. Surrounding land use and zoning includes RV Dealerships to the north, in the M-1 zone; residential to the south in the M-1 zone; a U-Haul Dealership to the east, in the M-1 zone; and a vacant lot and residential development to the west in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to locate a 15'1 1/2" foot high pole sign, within 660 feet from the Business 80 freeway, on the site. The proposed pole sign will be placed in an existing planter area on the southeast corner of Princeton Street and El Camino Avenue (see Exhibit A). The proposed pole sign will be 60 square feet in size and will be double-face illuminated with white and royal blue coloring. The new pole sign will identify Sinclair Paint. The proposed sign location is within 660 feet of the 80 Freeway right-of-way and is, therefore, subject to the special signs and sign district requirements of the City Sign Ordinance. The applicant's proposal does not adhere to any of the requirements listed below and is therefore requesting a Variance.

C. Staff's Analysis

The City's Sign Ordinance states that Detached signs in the M-1 zones shall meet the following regulations:

1. Detached signs shall have a maximum area of 24 square feet.
2. Detached signs shall have a maximum height of 12 feet measured from grade level.
3. Detached signs shall be of a monument type and shall be located within a landscaped planter of at least a four-foot radius measured from the perimeter of the sign.

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4. Notwithstanding the above, motels, hotels, restaurants and gas stations located in the C-2, C-3, C-4, SC Commercial Zones, M-1 and M-2 Industrial Zones are permitted to have the signage allowed in the Highway Commercial Zone due to the freeway services these uses provide.

The applicant is requesting a 15'1 1/2" foot high, 60 square foot pole sign for visibility from the freeway and vehicles traveling along El Camino Avenue. Advertising signs are allowed for paint sales but must meet the stated requirements of the City's Sign Ordinance. Based on staff's inspection of the site and the site's close proximity to the freeway, a 12 foot high monument sign would be clearly visible from passing vehicles. The proposed sign will be approximately 600 feet from the freeway. Additionally, the existing attached sign identifying Sinclair Paint is 65 square feet in size (2' x 32'6") and clearly visible for passing cars on El Camino Avenue. Paint sale is not considered the type of use that provides freeway services. Commercial uses such as motels, hotels, restaurants and gas stations provide services associated with a freeway. Allowing a pole sign such as that proposed, would set a precedent for other retail commercial sites along and/or nearby freeways throughout the City. The City Planning Commission, in 1989, denied a similar Variance request for a nearby commercial use (Boat Sales 2422 Princeton Street). There is one existing sales operations immediately south of the site with a legal monument sign (RV sales operation). This RV sign is closer to the Freeway than the proposed Sinclair Paint pole sign.

A proliferation of signage along the freeway and the boulevard over time degrades the aesthetic quality of the corridor. The proposed pole sign would also contribute to sign clutter along El Camino Avenue and would be a visual distraction. Staff observed nine pole signs between the 80 Freeway and the overpass on El Camino Avenue which were not granted sign permits. Many of these signs are very old and could have been placed on the lots prior to the City's Sign Ordinance. Although existing pole signs proliferate in the area, staff feels that a monument sign is adequately visible and will contribute to upgrading the commercial strip. Monument signs limited to 12 feet in height and 24 square feet in size would create sign cohesiveness, a visual attraction and compatibility along El Camino Avenue. Staff's intent is to improve the appearance of signs in the area and not contribute to the existing clutter along the corridor. The Draft North Sacramento Light Rail Station and Special Planning District Plan specifies goals to improve signage in this area. The plan identifies signage as a problem and specifically recommends monument signs. Therefore, allowing additional pole signs in the area would be in conflict with the draft plan and the City's Sign Ordinance.

The applicant has not demonstrated a hardship that would warrant the approval of the Variances. Additionally, no unique circumstances exist to grant the Variance. The proposed signage height, size and type is simply to achieve freeway visibility and goes against the City's overall intent and purpose of the Sign Ordinance which is to: "preserve and improve the appearance of the City as a place to live and work and as an attraction to nonresidents who come to visit and trade."

D. Agency Comments

The proposed project was reviewed by the City Traffic Engineering and Engineering Divisions and the Ben Ali Neighborhood Association. The following comments were received.

1. Proposed sign must be 10' minimum from any driveway and 10' minimum from the public right-of-way.
2. Sign must comply with the City Code Sections 38.02.022-.025 for visibility.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(a)).

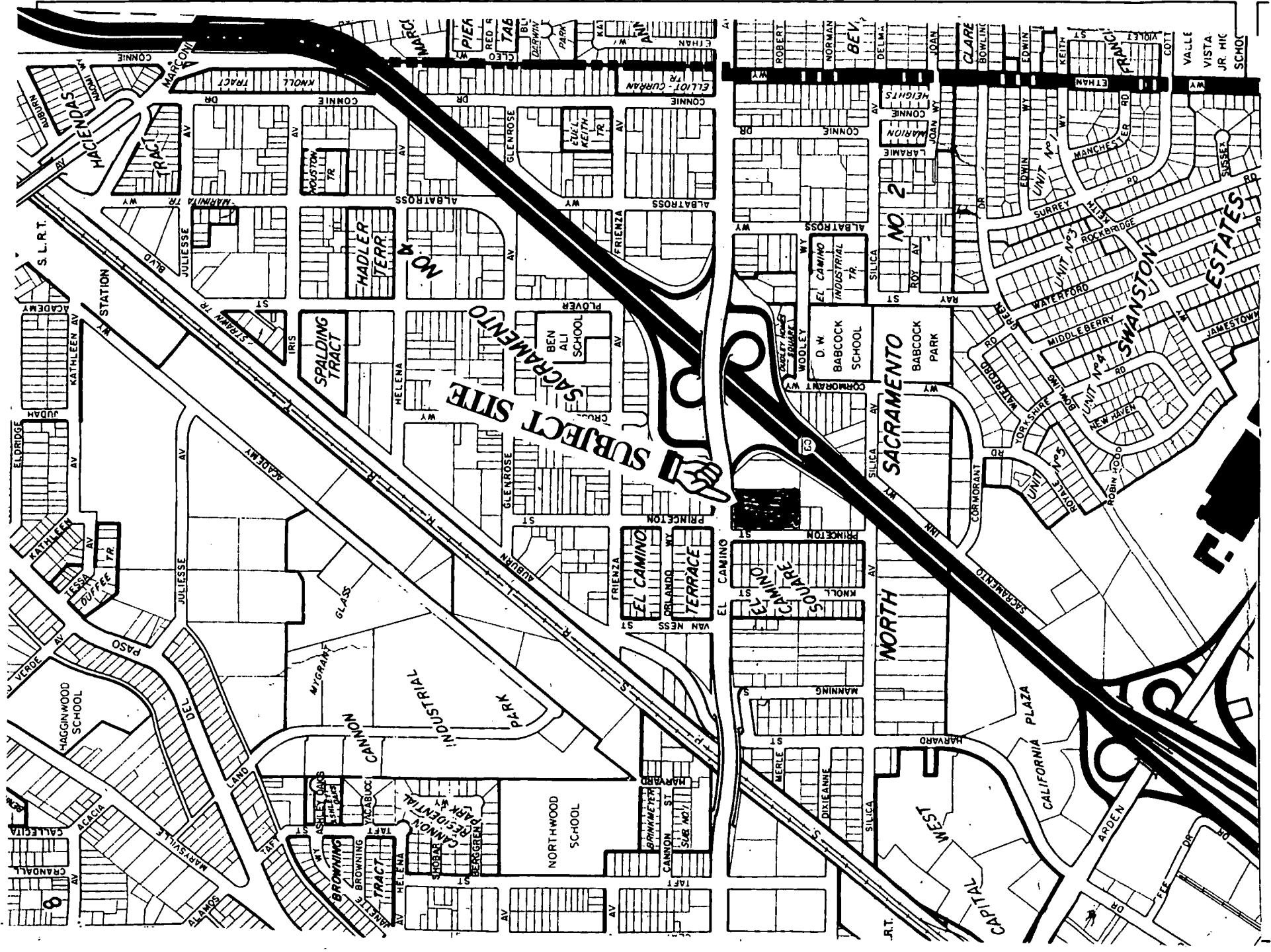
RECOMMENDATION: Staff recommends the following actions:

- A. Deny the Variance to exceed the maximum 24 square foot allowable sign area for a 60 square foot pole sign within 660' from the freeway based upon findings of fact which follow.
- B. Deny the Variance to allow a pole sign in place of a monument sign in the Light Industrial (M-1) zone based upon findings of fact which follow.
- C. Deny the Variance to exceed the maximum allowed 12 foot height limit to allow a 15 foot high pole sign based upon findings of fact which follow.

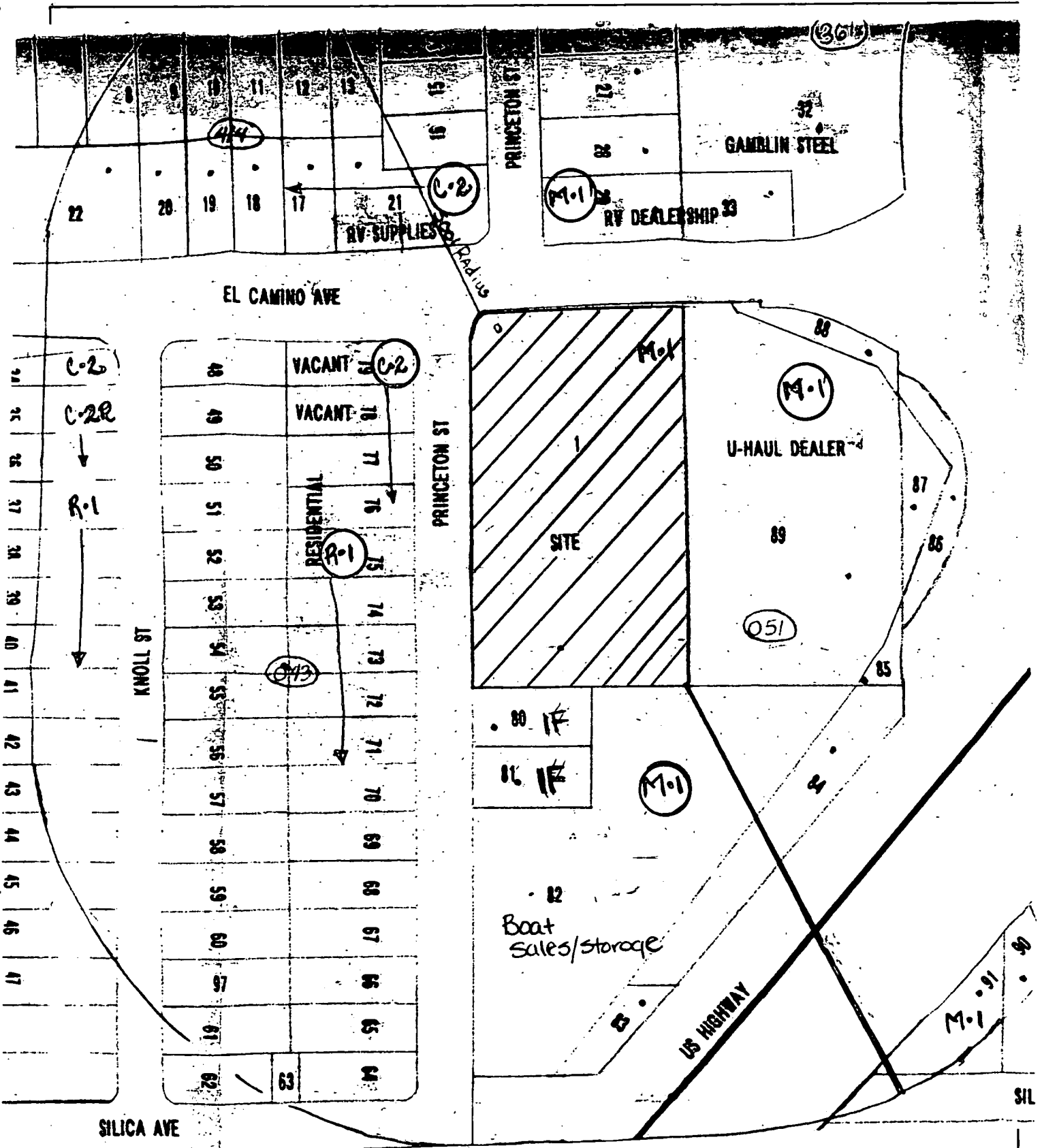
Findings of Fact

1. Granting the Variance will constitute a special privilege extended to one property owner in that:
 - a. no hardship exists which is unique to the site;
 - b. uses with similar circumstances have not been granted variances for increased height, size and type in the area; and
 - c. no hardship has been demonstrated that would preclude the erection of a sign in conformance with existing sign regulations.
2. The requested pole sign, if approved, would:
 - a. set a precedence for other existing commercial establishments in the area;
 - b. only contribute to the existing clutter and visual distraction of pole signs in the area; and
 - c. lead to a proliferation of excessive signage along El Camino Avenue.
3. Staff cannot find, nor has the applicant produced a hardship relating to the subject site which indicates that the one allowable 12 foot monument sign would not adequately identify the commercial use located on the site.

4. Granting the Variances would not be in harmony with the purpose of the City's Sign Ordinance to: "preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to nonresidents who come to visit and trade."



VICINITY MAP



LAND USE & ZONING MAP

EL CAMINO AVE

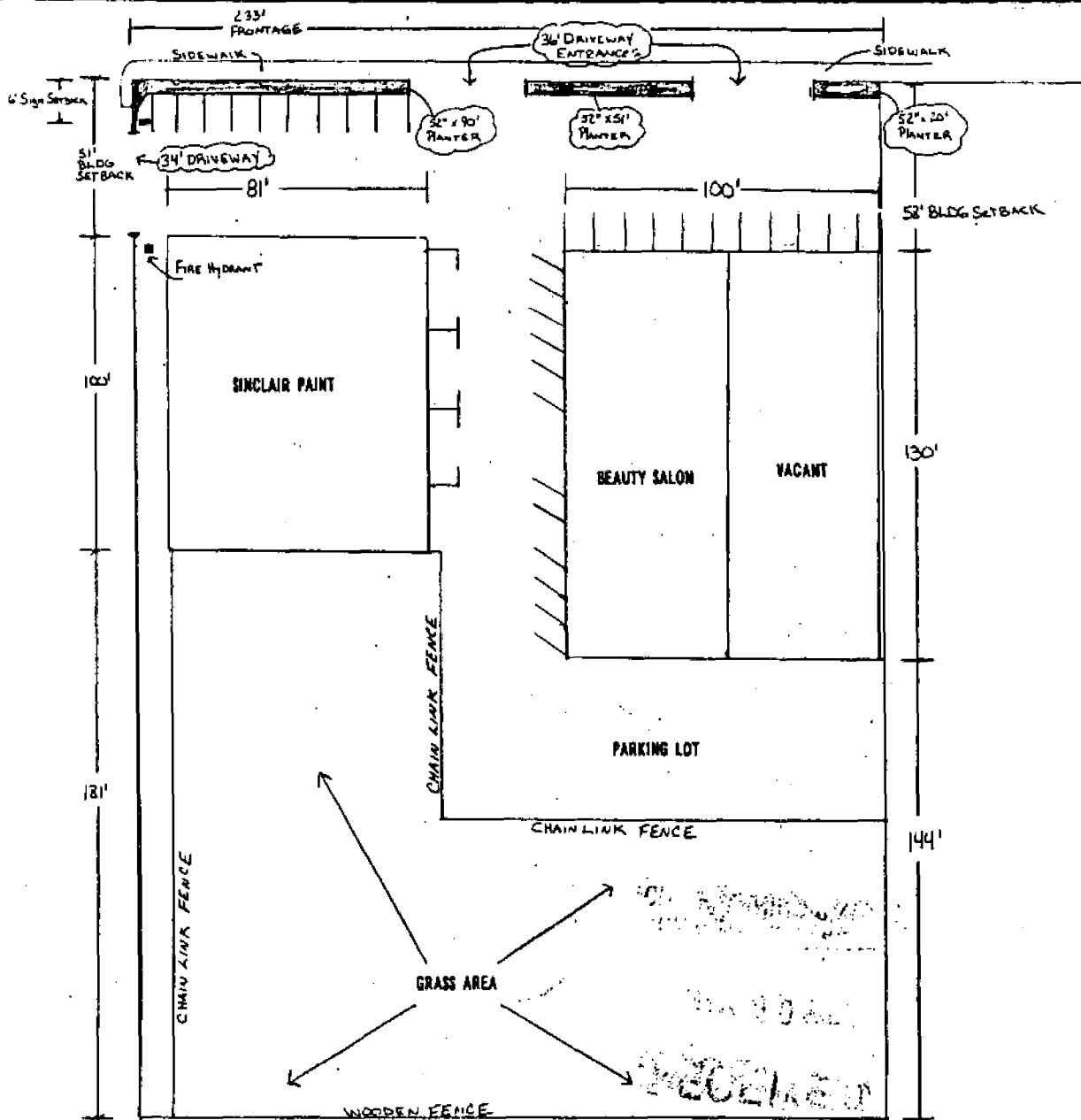
P93-090

7.22.98

Item 6

02753

PRINCETON ST



PARKING NOMENCLATURE
 MARKED SPACES: 32
 DIMENSIONS: 9' WIDE
 12' LONG
 ADDITIONAL PARKING
 AVAILABLE IN REAR



Exhibit A



CAPITAL NEON

4044 B Wayside Lane
 Carmichael, CA 95808
 (916) 488-1711
 CCL 9478188

Account: Sinclair Paint - Variance
 Location: 1100 St Camino Ave
Sacto, CA
 Sales Rep: Clay

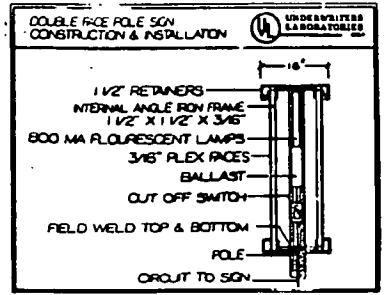
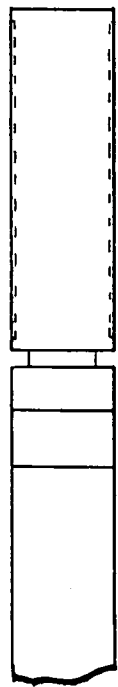
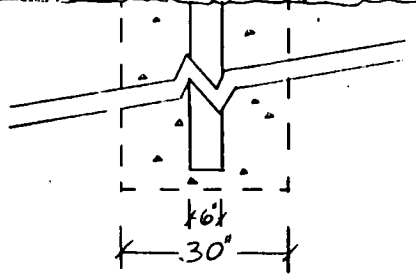
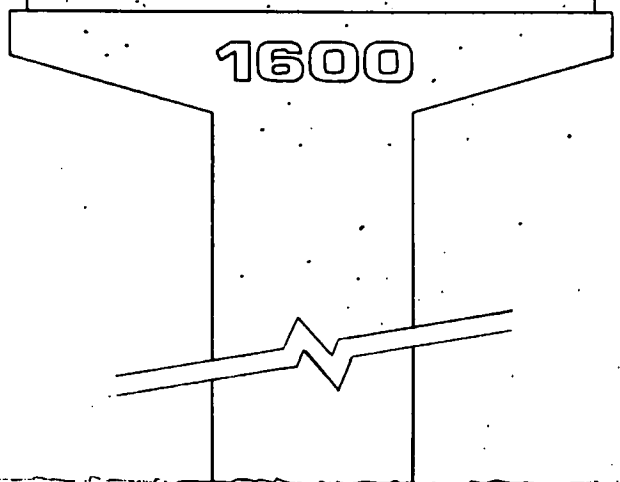
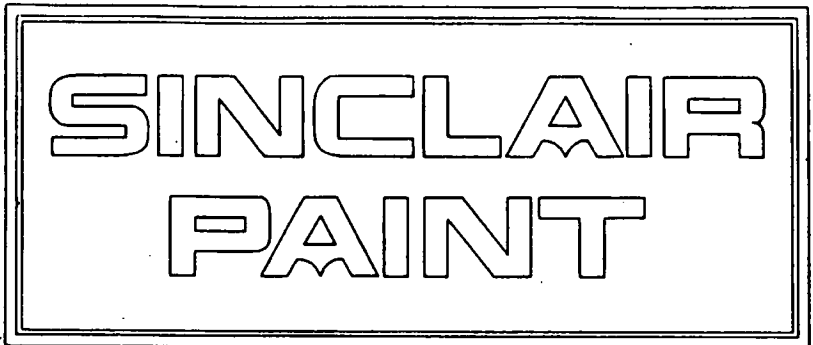
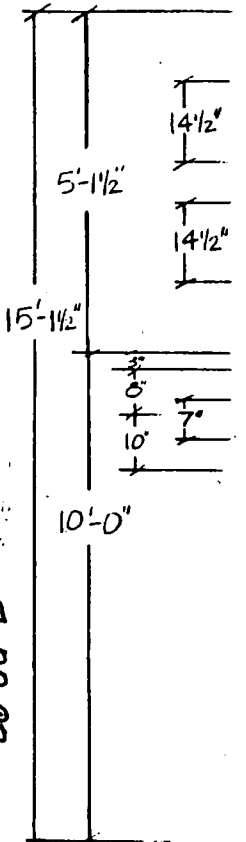
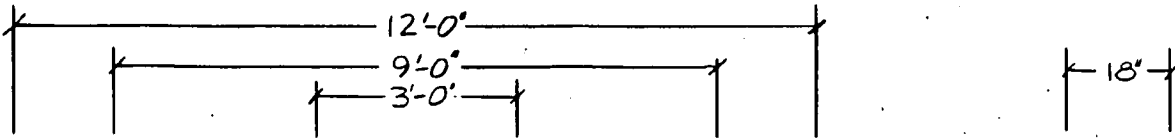
Designer: Meryl Sheet of
 Date: 5.3.93 Revisions:
 Dwg. No: A
 Scale: 1" = 25' B
 Permit: C

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P93-090

7-22-93

Item 6



FOOTING SPECIFICATIONS

P = 8 x 60
 C = 12.5
 P X C = 11250

PPE SIZE = 6"
 a FOOTING DEPTH = 5'
 b FOOTING DIA = 30"

D/F MONUMENT SIGN - INT ILLUM

DIMENSIONS OF CABINET - 5'-1 1/2" X 2'-0"
 FACE TYPE - WHITE LEXAN
 BACKGROUND COLOR - 230-87 ROYAL BLUE VINYL
 COPY COLOR - WHITE
 ADDRESS - NON ILLUM - 230-87 ROYAL BLUE
 CABINET - 24 GA S/M - PAINT TO MATCH 230-87 ROYAL BLUE
 TEXCOAT BASE - PAINTED ANTIQUE WHITE TO MATCH BLDG
 RETAINER SIZE - 2 INCH PICTURE FRAME TYPE
 ALL SIGNAGE TO BE UL LISTED
 ILLUMINATION - 800 MA - CWHD
 PROPERTY FRONTAGE - 105'± SETBACK - 6' FROM SIDEWALK

CAPITAL NEON TO SECURE PERMIT AND INSTALL

Exhibit B



CAPITAL NEON

4044 B Wayside Lane
 Carmichael, CA 95608
 (916) 488-1711
 CCL #478188

Account: SINCLAIR PAINT
 Location: 1600 EL CAMINO AVE
SACRAMENTO, CA
 Sales Rep: CINDY

Designer: 01-19-93
 Date: 01-19-93
 Dwg. No: 0121-3A
 Scale: 3/4" = 1'
 Permit: CITY OF SAC

Sheet ___ of ___
 Revisions:
 A 2-8-93
 B _____
 C _____

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RECEIVED

MAY 10 1993

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P93 090

LETTER OF AGENCY

FORM B

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: April 21, 1993

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Capital Neon Phone: 349-1800

Applicant's address: 5920 Rosebud Lane, Sacramento, CA 95841

to apply for the following entitlement(s):

- | | |
|--|---|
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Subdivision Modification |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> PUD Designation | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Tentative Map | <input type="checkbox"/> "R" Review (Development Plan Review) |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other |

The subject property is located at 1600 El Camino Avenue

Assessor's Parcel Number 277-0051-009-0000

X Evelyn L. Poly
Signature of owner of record (must be original)

Evelyn Poly
Name of owner of record

2434 Princeton St., Sacto. 925-7591
Address of owner of record Phone

Application Number P93 090

00554

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On July 9, 1993 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown , public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Denise Liskew

71

1231 I STREET
SACRAMENTO, CA



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 I Street

Sacramento, Ca. 95814

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722

PUBLIC NOTICE

Date: July 5, 1993

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on July 22, 1993.

The proposed project is:

P93-090 Variance to exceed the maximum 24 square foot allowable sign area for a 60 square foot pole sign within 660' from the freeway. Variance to allow a pole sign in place of a monument sign in the Light Industrial (M-1) zone. Variance to exceed the 12 foot height limit to allow a 15 foot high pole. Loc: 1600 El Camino Ave. APN: 277-051-009

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Bridgette Williams at the City Planning Division, 264-5000, and please refer to the above 'P' or 'M' number.

02556

1. APN: 277 0051 009
Evelyn L Poly
2434 Princeton Street
Sacramento, CA 95815
2. APN: 266 0413 017
~~Forrest & Tiffany Grimes
9610 Swan Lake Drive
Granite Bay, CA 95746~~
3. APN: 266 0413 016
~~Forrest & Tiffany Grimes
9610 Swan Lake Drive
Granite Bay, CA 95746~~
4. APN 266 0413 015
~~Forrest & Tiffany Grimes
9610 Swan Lake Drive
Granite Bay, CA 95746~~
5. APN: 266 0413 014
Forrest & Tiffany Grimes
9610 Swan Lake Drive
Granite Bay, CA 95746
6. APN: 266 0413 013
Robert Hagood
HC 64 BOX 44
Shoup, ID 83469
7. APN: 266 0413 012
Harold & Margaret Hughes
2529 Princeton Street
Sacramento, CA 95815
8. APN: 266 0414 004
Raymond & Sharon Schmitz
PO BOX 215116
Sacramento, CA 95821
9. APN: 266 0414 005
~~Raymond & Sharon Schmitz
PO BOX 215116
Sacramento, CA 95821~~
10. APN: 266 0414 006
~~Raymond & Sharon Schmitz
PO BOX 215116
Sacramento, CA 95821~~
11. APN: 266 0414 007
Subash & Daya Sharma
1524 Orlando Way
Sacramento, CA 95815
12. APN: 266 0414 008
~~Raymond & Sharon Schmitz
PO BOX 215116
Sacramento, CA 95821~~
13. APN: 266 0414 009
Raymond & Sharon Schmitz
PO BOX 215116
Sacramento, CA 95821
14. APN: 266 0414 010
Warren Brown
2517 Princeton Street
Sacramento, CA 95815
15. APN: 266 0414 011
John & Patricia Novey
2509 Princeton Street
Sacramento, CA 95815
16. APN: 266 0414 012
John & Evelyn Novey
2509 Princeton Street
Sacramento, CA 95815
17. APN: 266 0414 015
Judy Fuglestad
17927 S Forsythe Road
Oregon City, OR 97045
18. APN: 266 0414 016
Joseph O'Neal
PO BOX 1574
Carmichael, CA 95609
19. APN: 266 0414 017
~~Joseph O'Neal
PO BOX 1574
Carmichael, CA 95609~~
20. APN: 266 0414 018
Evelyn Poly
2434 Princeton Street
Sacramento, CA 95815
21. APN: 266 0414 022
Judy Fuglestad
17927 S Forsythe Road
Oregon City, OR 97045
22. APN: 266 0414 023
CENCO Financial Center
1501 El Camino Avenue
Sacramento, CA 95815
23. APN: 266 0361 019
~~Camblin Enterprises
1655 El Camino Avenue
Sacramento, CA 95815~~
24. APN: 266 0361 018
~~Camblin Enterprises
1655 El Camino Avenue
Sacramento, CA 95815~~
25. APN: 266 0361 017
Phyllis Hagood
8631 Dillard Road
Wilton, CA 95693
26. APN: 266 0361 033
Esther Wiseman
2540 Princeton Street
Sacramento, CA 95815
27. APN: 266 0361 032
Roland & Ruby Sass
2530 Princeton St.
Sacramento, CA 95815
28. APN: 266 0361 027
Geary & Deborah Conover
6426 Rampart Drive
Carmichael, CA 95608
29. APN: 266 0361 037
Ali & Fardieh Mostafavi
8209 Plumeria Avenue
Fair Oaks, CA 95628
30. APN: 266 0361 029
Camblin Enterprises
1655 El Camino Avenue
Sacramento, CA 95815

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31. APN: 266 0361 035
Camblin Enterprises
1655 El Camino Avenue
Sacramento, CA 95815
32. APN: 266 0361 031
Camblin Enterprises
1655 El Camino Avenue
Sacramento, CA 95815
33. APN: 266 0361 011
Camblin Enterprises
1655 El Camino Avenue
Sacramento, CA 95815
34. APN: 277 0042 042
Ali & Farideh Mostafavi
1518 El Camino Avenue
Sacramento, CA 95815
35. APN: 277 0042 010
Ali & Farideh Mostafavi
1518 El Camino Avenue
Sacramento, CA 95815
36. APN: 277 0042 011
Ali & Farideh Mostafavi
1518 El Camino Avenue
Sacramento, CA 95815
37. APN: 277 0042 012
Richard & Diann Kincannon
900 West El Camino
Sacramento, CA 95833
38. APN: 277 0042 013
Richard & Diann Kincannon
900 West El Camino
Sacramento, CA 95833
39. APN: 277 0042 014
Wayne & Candee Huff
2461 Knoll Street
Sacramento, CA 95815
40. APN: 277 0042 015
Peter & Donna Dunn
3320 White Oak Court
Sacramento, CA 95864
41. APN: 277 0042 016
Robert Brown
2449 Knoll Street
Sacramento, CA 95815
42. APN: 277 0042 017
George & Rolanda Ferdinand
1419 Garfield Drive
Woodland, CA 95776
43. APN: 277 0042 018
Eric Anderson
2437 Knoll Street
Sacramento, CA 95815
44. APN: 277 0042 019
Veda Jackson
1114 Fairweather Drive
Sacramento, CA 95833
45. APN: 277 0042 020
Veda Jackson
1114 Fairweather Drive
Sacramento, CA 95833
46. APN: 277 0042 021
Veda Jackson
1114 Fairweather Drive
Sacramento, CA 95833
47. APN: 277 0042 022
Veda Jackson
1114 Fairweather Drive
Sacramento, CA 95833
48. APN: 277 0043 033
Michael Robert Johnson
1530 El Camino Avenue
Sacramento, CA 95815
49. APN: 277 0043 032
Michael Robert Johnson
1530 El Camino Avenue
Sacramento, CA 95815
50. APN: 277 0043 031
Guillermo Sanchez
2478 Knoll Street
Sacramento, CA 95815
51. APN: 277 0043 030
Guillermo Sanchez
2478 Knoll Street
Sacramento, CA 95815
52. APN: 277 0043 029
W R Odum
2464 Knoll Street
Sacramento, CA 95815
53. APN: 277 0043 028
Beatrice Spencer
2460 Knoll Street
Sacramento, CA 95815
54. APN: 277 0043 027
Susan Earle
2454 Knoll Street
Sacramento, CA 95815
55. APN: 277 0043 026
Jack Willetts
1731 Laurel Lane
West Sacramento, CA 95697
56. APN: 277 0043 025
Jannetter Johnston
PO BOX 6378
Folsom, CA 95763
57. APN: 277 0043 024
Burt Karr
2436 Knoll St.
Sacramento, CA 95815
58. APN: 277 0043 023
Angelica Fluis
2428 Knoll Street
Sacramento, CA 95815
59. APN: 277 0043 022
Troy & Ruth Ann Freeze
4719 G PKY
Sacramento, CA 95823
60. APN: 277 0043 021
Marshall McCoy
3116 El Camino Avenue
Sacramento, CA 95821

*

02558

P 93 090

61. APN: 277 0043 019
Faith MacDonald
2406 Knoll Street
Sacramento, CA 95815
62. APN: 277 0043 018
Faith MacDonald
2406 Knoll Street
Sacramento, CA 95815
63. APN: 277 0043 017
City of Sacramento
Silica Avenue
Sacramento, CA 95815
64. APN: 277 0043 016
Herbert & Talue Parliament
1595 Silica Avenue
Sacramento, CA 95815
65. APN: 277 0043 015
~~Lena Faddis
2405 Princeton Street
Sacramento, CA 95815~~
66. APN: 277 0043 014
Lena Faddis
2405 Princeton St.
Sacramento, CA 95815
67. APN: 277 0043 013
Lamberto & Josepine Bachiller
8616 Delahye Circle
Sacramento, CA 95828
68. APN: 277 0043 012
John Fosgate
3615 Jenny Lind Avenue
North Highlands, CA 95660
69. APN: 277 0043 011
Charles Walthoff
2423 Princeton St.
Sacramento, CA 95815
70. APN: 277 0043 010
Hazel Walthoff
2427 Princeton St.
Sacramento, CA 95815
71. APN: 277 0043 009
Pauline Welch
2431 Princeton St.
Sacramento, CA 95815
72. APN: 277 0043 008
Evelyn Poly
2434 Princeton Street
Sacramento, CA 95815
73. APN: 277 0043 007
Keith & Imogene Ashford
2439 Princeton St.
Sacramento, CA 95815
74. APN: 277 0043 006
Terry Lee Boyle
2443 Princeton St.
Sacramento, CA 95815
75. APN: 277 0043 005
Floyd & Linda Smythe
2447 Princeton St.
Sacramento, CA 95815
76. APN: 277 0043 004
John & Minnie Popoff
3424 Kentfield Drive
Sacramento, CA 95821
77. APN: 277 0043 003
Lorene B. Brown
2455 Princeton St.
Sacramento, CA 95815
78. APN: 277 0043 002
~~Michael Johnson
1530 El Camino Ave.
Sacramento, CA 95841~~
79. APN: 277 0043 001
Michael Johnson
1530 El Camino Avenue
Sacramento, CA 95841
80. APN: 277 0051 007
Evelyn Stendal
2426 Princeton St.
Sacramento, CA 95815
81. APN: 277 0051 006
Evelyn B. Stendal
2426 Princeton St.
Sacramento, CA 95815
82. APN: 277 0051 017
Clarence Oltmer
3601 Alberta Avenue
Sacramento, CA 95821
83. APN: 277 0051 013
~~State of California
NO ADDRESS~~
84. APN: 277 0051 012
~~State of California
NO ADDRESS~~
85. APN: 277 0051 011
~~State of California
NO ADDRESS~~
86. APN: 277 0051 018
~~State of California
NO ADDRESS~~
87. APN: 277 0051 019
U Haul Real Estate Co.
2721 N Central Ave #700
Phoenix, AZ 85004
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95. Capital Neon
5920 Rosebud Lane
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