

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

APPLICANT: <u>Rick Arnaud, 4653 Pacific Ave., Stockton, CA 95207</u>		
OWNER: <u>Gene and Patricia Goehner, 50 Rockwood Court, San Francisco, CA 94127</u>		
PLANS BY: <u>Area West Engineers, Inc., 7478 Sandalwood Drive, Suite 500, Citrus Heights, CA 95621</u>		
FILING DATE: <u>January 16, 1992</u>	ENVIR DET: <u>Exempt (15315)</u>	REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>251-0156-001</u>		

APPLICATION: Tentative Map to subdivide one developed lot consisting of 0.22 acres in the Standard Single Family (R-1) zone.

LOCATION: 930 Nogales Street

PROPOSAL: The applicant is requesting the necessary entitlement to subdivide one parcel with a duplex into two halfplex parcels for individual sale and ownership.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4- 15 du/na)
North Sacramento Community Plan Designation:	Residential 4- 8 du/na
Existing Zoning of Site:	Standard Single Family (R-1)
Existing Land Use of Site:	Duplex
Surrounding Land Use and Zoning:	

North:	Single family residence, R-1
South:	Single family residence, R-1
East:	Single family residence, R-1
West:	Single family residence, R-1

Parking Required:	One space for each unit
Parking Provided:	One space for each unit
Property Dimensions:	60' x 80'
Property Area:	0.22 acres
Density of Development:	18.2 du/na
Square Footage of Units:	2400 square feet (1200 square feet per unit)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION:

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 4, 1992, by a vote of six ayes, three absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to conditions.

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PROJECT EVALUATION:

A. Land Use and Zoning

The subject site is designated Low Density Residential (4- 15 du/na) in the General Plan and Residential 4- 8 du/na in the North Sacramento Community Plan. The subject site is presently zoned Standard Single Family Residential (R-1). The site contains 0.22± acres and is developed with a duplex. The site is surrounded by low density residential to the north, south, east, and west in the R-1 zone. There are duplexes on the northwest corner of Cypress and Nogales (opposite the subject site) and the northeast corner of Cypress and Silvano which is adjacent and to the south of the subject site. The other parcels in the area contain single family residential units.

B. Applicant's Proposal

The applicant is requesting the necessary entitlement to divide the subject site which contains two duplex units into two halfplex lots for separate ownership and sale. No construction is proposed as part of the tentative map.

C. Staff Analysis

The applicant's request is consistent with the adopted General Plan, North Sacramento Community Plan and zoning. The site is designated Low Density Residential (4- 15 du/na) in the General Plan and Low Density Residential 4- 8 du/ac in the North Sacramento Community Plan. The site is surrounded by low density residential to the north, east, west and south. The property to be subdivided is zoned Standard Single Family (R-1) which permits a duplex or two halfplexes on a corner lot. There is a duplex across the street to the northwest as well as to the south on the northeast corner of Cypress and Silvano.

Halfplexes are allowed on corner lots in the Standard Single Family (R-1) zone as long as the design of the units meet the halfplex criteria in the zoning ordinance. The proposed halfplexes meet the halfplex criteria identified as follows:

- A. Each unit shall have its entrance, including driveways, off different streets;
- B. The halfplex lots and structure(s) combined, and the halfplex shall meet the minimum setback requirements for the R-1 zone;
- C. Each unit shall have an enclosed garage and a driveway of at least 20 feet long and eight feet wide. The enclosed garage shall be a minimum 10' wide and 20' long;
- D. Exterior siding materials and roofing materials shall be consistent with the quality, and compatible with the appearance of single family homes in the area;
- E. Rear and side yard areas shall be shaped to maximize their potential use.

D. Agency Comments

The proposed project was reviewed by several divisions of the Public Works Department, as well as other City Departments, public utilities. Their comments regarding the proposed project have been incorporated into the conditions.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the proposed project is exempt from Environmental Review

and has issued a categorical exemption (CEQA Sec. 15313).

RECOMMENDATION: Staff recommends the Planning Commission approve the Tentative Map to subdivide 0.22+
corner lot into 2 halfplex lots in the Single Family Residential (R-1) zone by adopting the attached resolution.

H. Verify with the Building Division that the duplex is built with the proper interior property line protection for a halfplex.

CHAIRPERSON

ATTEST:

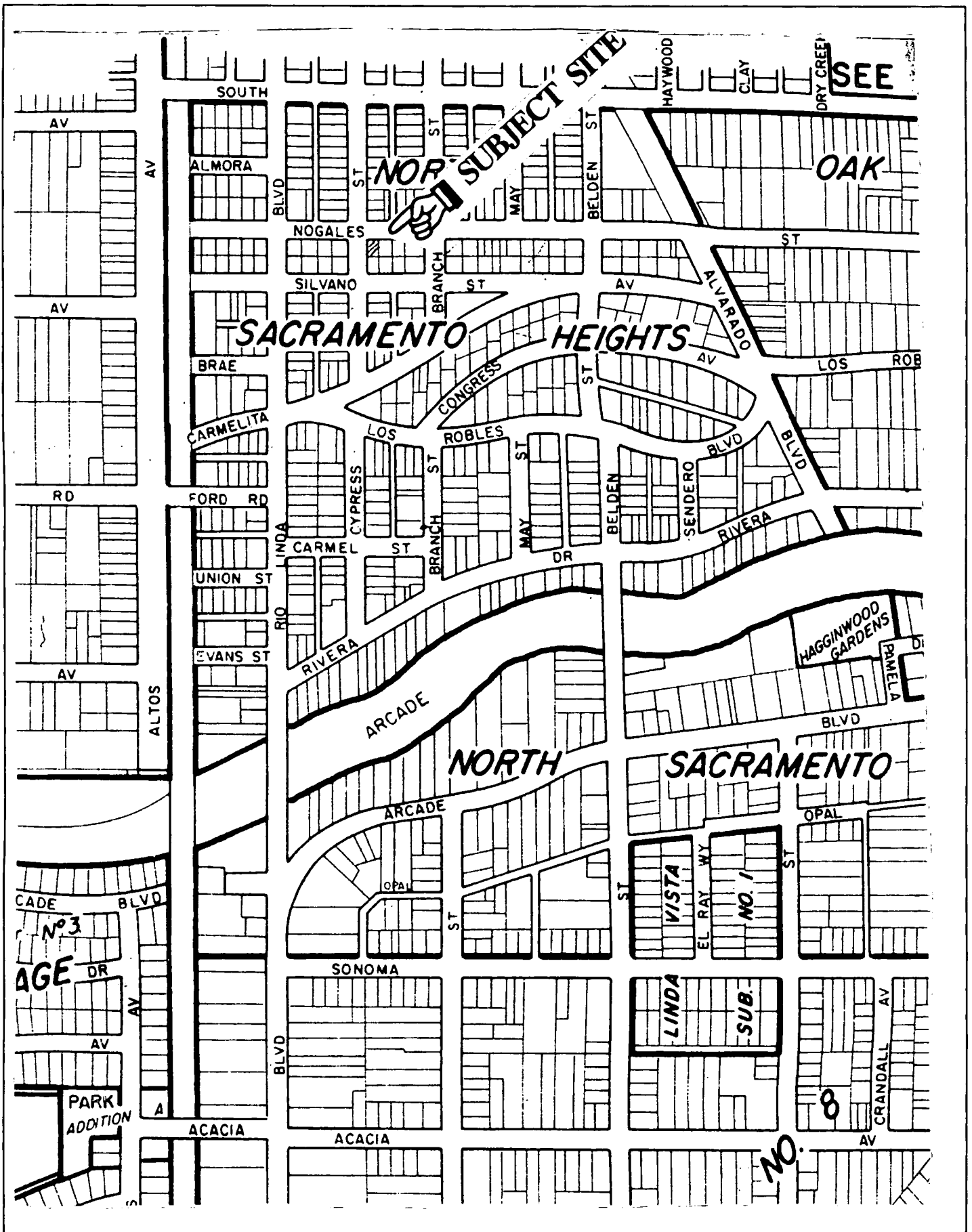
SECRETARY TO THE PLANNING COMMISSION

APPLC. NO. P92-013

March 12, 1992

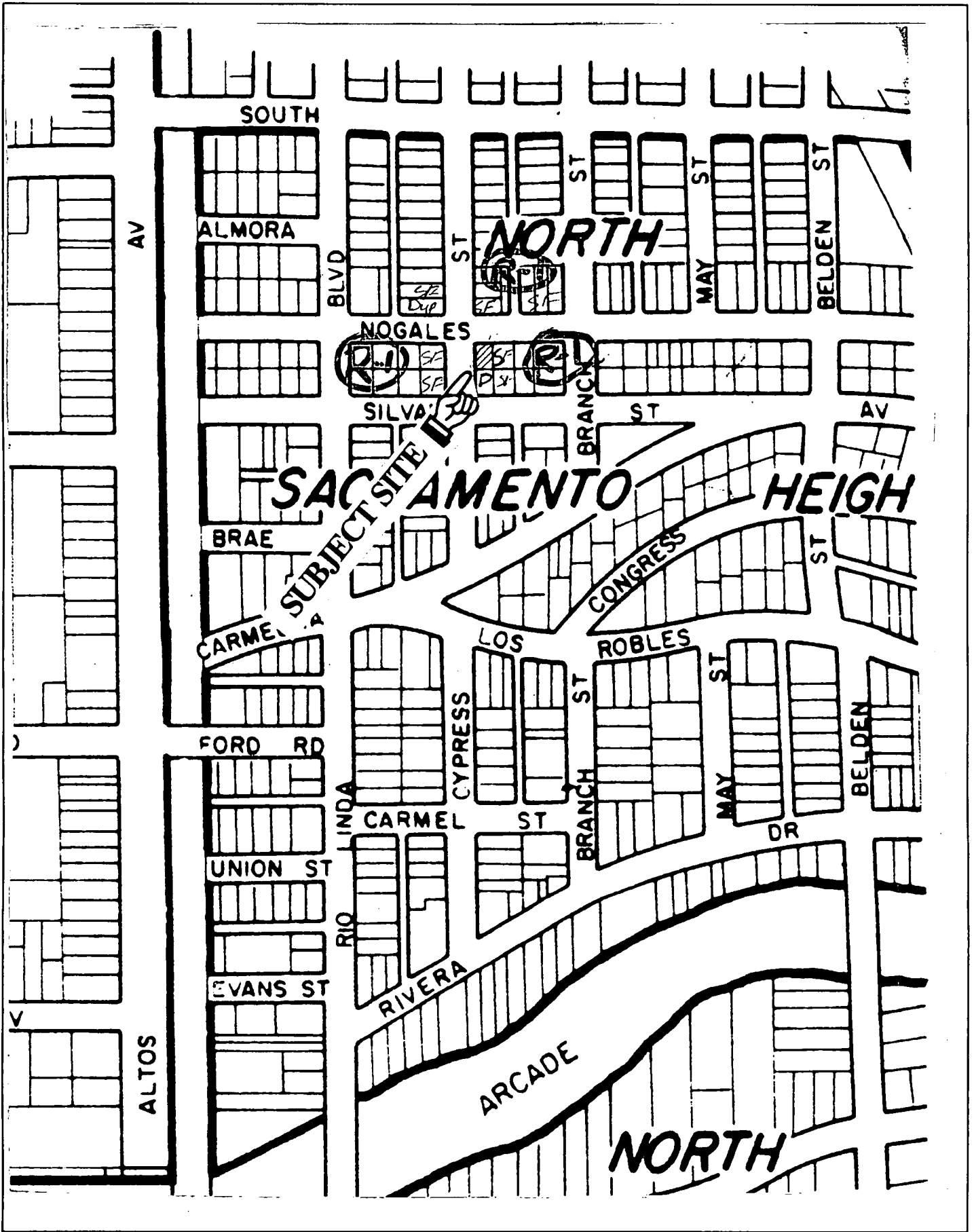
Item No. 11

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VICINITY MAP

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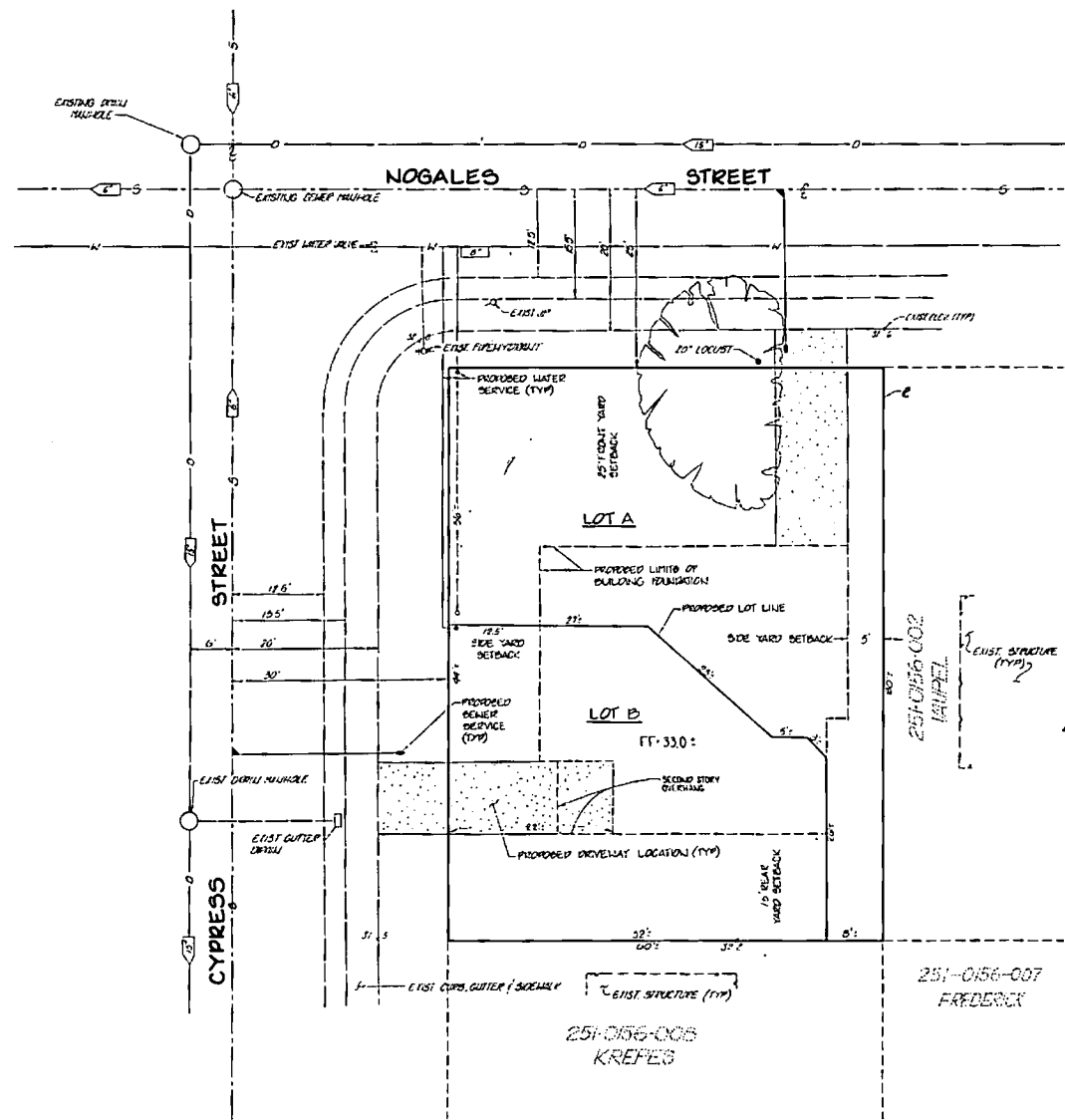
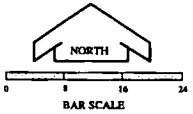
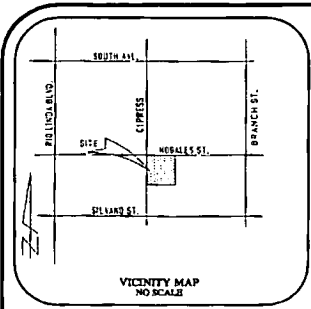
LAND USE & ZONING MAP

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P 92-013

March 12, 1992

Item # 11



OWNER:
RJA INVESTMENTS
P.O. BOX 2964
CITRUS HEIGHTS, CA 95611

DEVELOPER:
PACIFIC WEST CONTRACTORS
7625 SUNRISE BOULEVARD, SUITE 106
CITRUS HEIGHTS, CA 95610

LEGAL DESCRIPTION:
LOT 1, BLOCK 20 AS SHOWN ON THE PLAT OF
"NORTH SACRAMENTO HEIGHTS," 12 BM 22

ASSESSOR'S PARCEL NUMBER:
APN: 251-0156-001

ZONING:
PRESENT: R-1
PROPOSED: R-1

LOT SIZES:
LOT A: 2600±S.F.
LOT B: 2200±S.F.

NUMBER OF LOTS:
PRESENT: ONE (1)
PROPOSED: TWO (2)

AREA:
GROSS: 0.22 ± AC
NET: 0.11 ± AC

DENSITY:
2 UNITS / 0.22 ± AC = 9± UNITS/AC

USES:
PRESENT: STRUCTURE UNDER CONSTRUCTION
PROPOSED: SINGLE FAMILY / HALF-PLEX

SCHOOL DISTRICT:
DEL PASO HEIGHTS

PARK & RECREATION:
CITY OF SACRAMENTO

SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO

IMPROVEMENT REQUIREMENTS:
IMPROVEMENTS AS REQUIRED BY THE CITY OF
SACRAMENTO DEPARTMENT OF PUBLIC WORKS

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Area West Engineers, Inc.

AREA WEST ENGINEERS, INC.
7478 SANDALWOOD DRIVE, SUITE 500
CITRUS HEIGHTS, CA 95621
(916) 725-5551 (916) 969-5551 FAX: (916) 725-5603
CIVIL ENGINEERING - PLANNING - SURVEYING

PACIFIC WEST CONTRACTORS
7625 SUNRISE BOULEVARD, SUITE 106
CITRUS HEIGHTS, CA 95610

TENTATIVE PARCEL MAP
FOR
A.P.N.: 251-0156-001
MARCH 1991
CITY OF SACRAMENTO STATE OF CALIFORNIA

DESIGNED BY: R.B.S., R.R.
DRAFTED BY: J.E.G.
CHECKED BY: R.R.

REVISIONS	SCALE 1/8"=1'-0"	JOB NO. 91015
	SHEET 1 OF 1	

EXHIBIT - A
SITE PLAN



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMplete FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: CYPRESS & NORGALES.

PROPERTY OWNER'S NAME: GENE & PATRICIA GOEHNER.
Mailing Address: 50 ROCKWOOD CT SAN FRAN Zip Code 94127
Telephone: Business (209) 478-9890 Home (415) 465-0298

APPLICANT'S/AGENT'S NAME: RICK ARNAUD.
Mailing Address: 4652 PACIFIC AVE STOCKTON. Zip Code 95207
Telephone: Business (209) 478-9890 Home (209) 925-3171
Contact Person's Name: RICK ARNAUD Phone (209) 478-9890

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED
Property Address or Location 4750 NORGALES.
Property Assessor Parcel Number(s) 251 0156 001
Property Dimensions: x
Property Area: Square Footage (gross) (net)
Acreage (gross) (net)
Land Use: Undeveloped/Vacant Developed (give bldg.sq.ft.) 4000
Existing Zoning of Project Site: R1 Proposed Zoning: R2

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

Table with columns: ZONE, EXISTING LAND USE (i.e., residential, commercial, industrial). Rows for North, South, East, West. Includes handwritten notes like 'Water North west corner' and 'Proposed'.

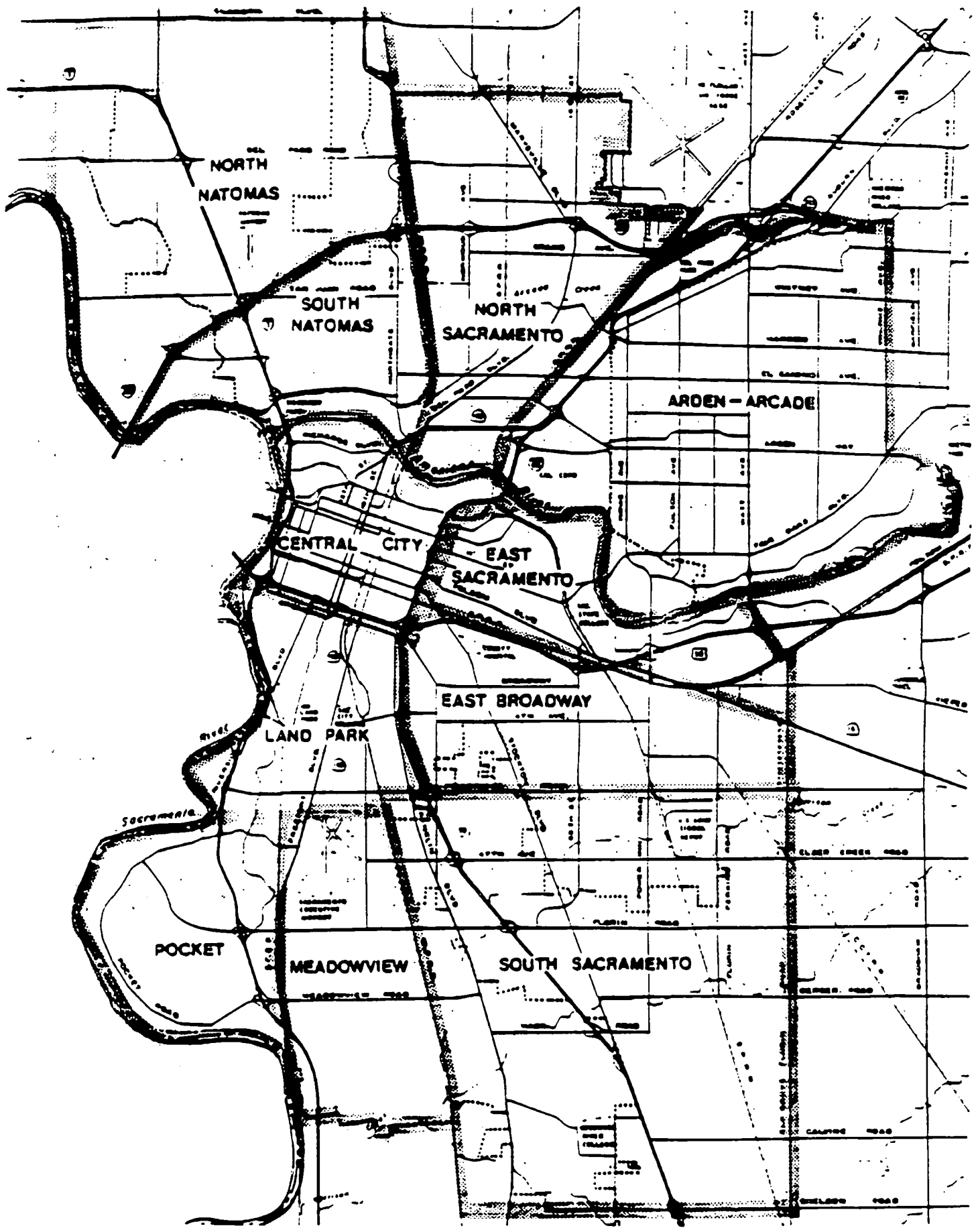
FOR OFFICE USE ONLY

P No. P92 013 Date Rec'd: 1-16-92 By: B. Williams
General Plan Design: Amend To: Rezone Tent. Map
Com. Plan Area: Existing Design: Amend To: Spec. Permit Variance
Other Plan Design: Amend To: Sub. Mod. LLA Other

Environmental Determination: Exempt: : Neg. Dec ; EIR ;
By: , Date

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PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided in the spaces below and shall contain the following:

- a. A description of what it is you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.)
- b. Information pertinent to the application, such as the number of units, size of buildings, number of off-street parking spaces, height of fence and any other pertinent information not shown on the submitted plans.
- c. Information and reasoning justifying your request.

STATEMENT OF INTENT: WE HAVE BUILT A HALF DUPLEX ON
THE SOUTH EAST CORNER OF CYPRESS, OUR
INTENTION IS TO HAVE THIS R1 LOT SPLIT
SO OUR NOW ZONED DUPLEX WILL BECOME
A HALFDUPLEX W/ 2 ADDRESSES, TO BE SOLD
AS TWO SEPERATE ADDRESSES, EACH HAVING
2 BED & 2 1/2 BATHS & 1 CAR GARAGES. <IF
THERE ARE ANY QUESTIONS LEWIS SANCHEZ
IS VERY FIMILAR WITH THIS PROJECT >

FEE 1520.00
150.00

1670.00

City of Sacto.

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PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

VACANT R-1

PREVIOUS ENVIRONMENTAL DOCUMENTS

If this project is part of a larger project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

NONE

NO PREVIOUS ENVIRONMENTAL DOCUMENTS

Is this project part of a larger project for which no environmental review has been prepared? yes no

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? YES
Are any to be removed? NO

Are any to be transplanted? NO If so, state location of transplant site.

Plot on Site Plan by Size and Type all trees to be removed and/or transplanted.

Is the site part of an Airport Overlay Zone? Explain: NOT TO MY KNOWLEDGE

Will the proposed use involve any toxic or hazardous materials or waste? Explain: NO

DEMOLITION OF STRUCTURES

Are there any structures on the project site? NO
Present Use of Existing Structure(s): DOWEL
Proposed Use of Existing Structure(s): HALF DUPLEX
Are any Structures Occupied: NO
Describe the type of occupancy (number of residents, type of use)

R-2 USE (HALF DUPLEX) 2 RESIDENTS.

PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT

Size of New Structure(s) or Building Addition(s): _____ Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):
_____ Ft. No. of Floors _____

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

Project Site Coverage:	Building Coverage:	_____ Sq. Ft.	_____ %
	Landscaped Area:	_____ Sq. Ft.	_____ %
	Paved Surfaced Area:	_____ Sq. Ft.	_____ %
	Total:	_____ Sq. Ft.	100 %

Exterior Building Materials: _____ Roof Materials: _____

Exterior Building Colors: _____

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

Total Number of Off-Street Parking Spaces:
On-Site Required _____ On-Site Proposed: _____

Total Number of Proposed Off-Site Parking: _____
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: _____ Required: _____

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: _____ Parking: _____

Estimate Total Construction Cost for Project: \$ _____

Construction Starting Date: _____ Estimated Completion Date: _____

Does this Proposal include Signage? _____ If yes, explain the following:
Height: _____ Illumination: _____
Area: _____ Type: _____
Dimensions: _____ Colors/Materials: _____
Locations (On/Off-Site): _____

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NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.

Rick Arnold
Signature of Applicant/Agent

12/18/91
Date

RICK ARNOLD PROJECT MANAGER
Print Name and Title of Applicant/Agent

209 478 9890
Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

LETTER OF AGENCY

Date: 12/18/91

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

Gentlemen:

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

Applicant: RICK ARNOLD Phone: 209 478 9890

Applicant's address: 4653 PACIFIC AVE STOCKTON 95207

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at 930 NORLAMES.

Assessor's Parcel Number 251 0156 001

Patricia A. Goehner
Signature of owner of record (must be original)

PATRICIA A GOEHRER
Name of owner of record

50 ROCK WOOD CT SAN FRAN.
Address of owner of record 94127

415 4665-0298
Phone



Application Number _____

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NOTICE OF EXEMPTION



To: Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

From: City of Sacramento
Environmental Services
1231 I Street, Room 301
Sacramento CA 95814

County Clerk
County of Sacramento

Project Title: P92-013, Halplex at Cypress and Nogales

Project Location-Specific: 930 Nogales
City of Sacramento Sacramento County

Description of Project:

Tentative Map for a halfplex, located at 930 Nogales.

Name of Public Agency Approving Project: Planning and Development

Name of Person or Agency Carrying out Project: Rick Arnold

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268) ;
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and number: 15315
- Statutory Exemption. State code number: _____

Reasons why project is exempt: The project consists of a a lot that is zoned for R-1 use. The applicant has built a duplex on teh lot and would like to split the lot so that the now zoned duplex will become a halfplex with 2 addresses. This division of property is in conformance with the General Plan and the zoning designations of the proposed project site.

Lead Agency: City of Sacramento, Planning Department

Contact Person: Hilary Perry Area Code/Telephone/Extension: (916) 449-2037

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
 Yes No

Signature: Hilary Perry Date _____ Title Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

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P 92-013

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 February 27, 1992 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 OR DECLARE UNDER PENALTY OF PERJURY
THAT THE FOREGOING IS TRUE AND CORRECT.

David Fisher

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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

PUBLIC NOTICE

Date: February 25, 1992

Dear Property Owner:

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

The Planning Division is notifying all owners of property within 300' 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 March 12, 1992.

The proposed project is:

P92-013 Tentative Map to subdivide one developed 0.22+ acre lot in the Standard Single Family (R-1) zone. Loc: 930 Nogales APN: 251-0156-001

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.

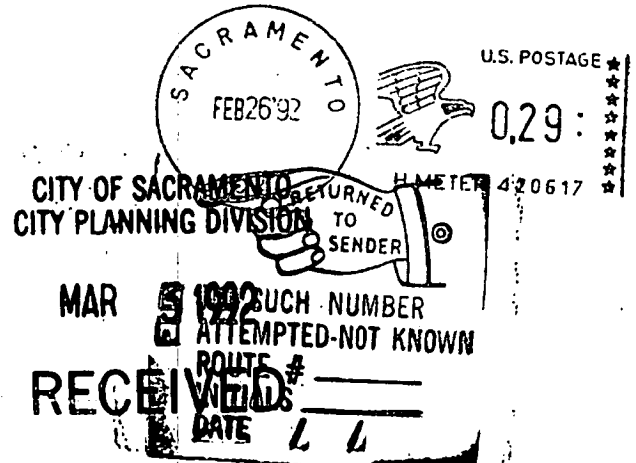
If you have any concerns, questions or objections, or need further information, please contact Doug Holmen at the City Planning Division, 264-5604, and please refer to the above 'P' or 'M' number.

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Planning & Development
1231 I Street, 2nd Floor
Sacramento, CA 95814

35 APN: 251-0153-012
GONZALES ELANOR
937 NOGALES ST
SACRAMENTO CA 95838

PUBLIC NOTICE



20	APN: 251-0152-028 REDEVELOP AGENCY CITY OF SAC RIO LINDA BL SACRAMENTO CA 95838	24	APN: 251-0152-030 PROFIT INVEST. CO., INC 1400 RENE AV SACRAMENTO CA 95838	23	APN: 251-0152-031 PROFIT INVEST. CO., INC 1400 RENE AV SACRAMENTO CA 95838
22	APN: 251-0152-032 PROFIT INVEST. CO., INC. 1400 RENE AV SACRAMENTO CA 95838	21	APN: 251-0152-033 PROFIT INVEST. CO., INC. 1400 RENE AV SACRAMENTO CA 95838	32	APN: 251-0153-007 BROWN JOHN 3523 BRANCH ST SACRAMENTO CA 95838
33	APN: 251-0153-008 GARCIA RUDY 3517 BRANCH ST SACRAMENTO CA 95838	34	APN: 251-0153-009 HOME SAVINGS OF AMERICA 1390 S MAIN ST SACRAMENTO CA 95838	37	APN: 251-0153-010 SCOTT PAUL 7529 BLACKTHORN WY CITRUS HEIGHTS CA 95621
36	APN: 251-0153-011 SCOTT PAUL 7529 BLACKTHORN WY CITRUS HEIGHTS CA 95621	35	APN: 251-0153-012 GONZALES ELANOR 937 NOGALES ST SACRAMENTO CA 95838	31	APN: 251-0153-013 WARRICK GARY 930 DEL PASO BL SACRAMENTO CA 95838
30	APN: 251-0153-014 GANNON SHANNON 435 BELLEVUE ST SANTA CLARA CA 95060	29	APN: 251-0153-015 FIFE RICHARD 4961 MARLBOROUGH WY CARMICHAEL CA 95608	28	APN: 251-0153-016 DAVIS DEYO 3506 CYPRESS ST SACRAMENTO CA 95838
27	APN: 251-0153-017 GOVAN PATRICIA 3510 CYPRESS ST SACRAMENTO CA 95838	26	APN: 251-0153-018 PLUMMER WILLIAM 3736 52ND ST SACRAMENTO CA 95838	25	APN: 251-0153-019 LYONS CRESIE 6241 43RD ST SACRAMENTO CA 95838
38	APN: 251-0154-023 DUMAS ELVIRA 1001 NOGALES ST SACRAMENTO CA 95838	42	APN: 251-0155-001 FIELDS DONEE 100 NOGALES ST SACRAMENTO CA 95838	6	APN: 251-0155-009 WALKER THEOJTIES 6065 14TH ST SACRAMENTO CA 95838
1	APN: 251-0156-001 BOWERS FAMILY TRUST 1946 C ST RIO LINDA CA 95673	39	APN: 251-0156-002 VAUPEL JOHN PO BOX 388 FAIR OAKS CA 95628	40	APN: 251-0156-003 ROSEMOND JAMES PO BOX 22701 SACRAMENTO CA 95822
41	APN: 251-0156-004 MCNEAL FREEMAN 3449 BRANCH ST SACRAMENTO CA 95838	5	APN: 251-0156-005 STEWART PATRICIA 3429 DEL MESA CT SACRAMENTO CA 95838	4	APN: 251-0156-006 CLAAR EVART 4626 AUBURN BLVD SACRAMENTO CA 95838
3	APN: 251-0156-007 FREDERICK JAMES 733 K ST RIO LINDA CA 95673	2	APN: 251-0156-008 KREPS E J 3400 CYPRESS ST SACRAMENTO CA 95638		

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P92 013

18 APN: 251-0157-018
DEHONEY CHERYL
6455 CYPRESS ST
SACRAMENTO CA 95838

17 APN: 251-0157-019
ALAN MARK
6445 CYPRESS ST
SACRAMENTO CA 95838

13 APN: 251-0192-001
MAYFIELD GEORGE
3708 CLAY ST
SACRAMENTO CA 95838

14 APN: 251-0192-002
ULRICH PHILLIP
PO BOX 643
FAIR OAKS CA 95628

15 APN: 251-0192-003
CHATMAN JOHN
810 SILVANO
SACRAMENTO CA 95838

16 APN: 251-0192-004
LOOMIS JOE
4309 EL CAMINO AVE
SACRAMENTO CA 95821

7 APN: 251-0193-001
COCKRELL CLEVELAND
3428 CYPRESS ST
SACRAMENTO CA 95838

8 APN: 251-0193-002
SHELAN RONALD
PO BOX 293
RIPON CA 95366

10 APN: 251-0193-003
RANSOM EDNA
PO BOX 660722
DALLAS TX 75266

11 APN: 251-0193-004
CLAAREVART
4626 AUBURN BL
SACRAMENTO CA 95841

11 APN: 251-013-011
DULEY ROBERT
3424 CYPRESS ST
SACRAMENTO CA 95838

9 APN: 251-0193-012
FRANKLIN LEWIS
3426 CYPRESS ST
SACRAMENTO CA 95838

AREA WEST ENGINEERS, INC.
7478 SANDALWOOD DR.
CITRUS HEIGHTS, CA 95621

251 013

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