



**NOTICE OF CITY COUNCIL HEARING  
KELLER COURT COMMONS PROJECT  
MITIGATED NEGATIVE DECLARATION  
ZONING MAP AMENDMENT  
TENTATIVE SUBDIVISION MAP  
LOCAL LANDMARK DESIGNATION**

Intersection of West and Keller Streets and 200 West Street  
File #s PLMA-14-0002

**NOTICE IS HEREBY GIVEN** that Jim Soules/Keller Court LLC, has submitted an application for a Zoning Map Amendment and Tentative Subdivision Map for the Keller Court Commons Project located just north of the intersection of West and Keller Streets (APN: 006-083-054). Additionally, the applicant has submitted an application for Local Landmark Designation for the existing house located at 200 West Street (APN 006-083-053).

The requested Zoning Map Amendment would change the existing Residential 2 (R2) zoning of the property to the appropriate Planned Unit District (PUD) zoning for a "pocket neighborhood" and including the associated Unit Development Plan and Development Standards and Design Guidelines. The Tentative Subdivision Map is for eight lots and two common parcels to facilitate development of eight two-bedroom detached single family homes clustered around a common area on the existing 1.66-acre parcel north of the intersection of Keller and West Streets, south of Cherry Street. The proposed houses would range from approximately 1,400 to 1,500 square feet on small lots of approximately 2,000 to 2,800 square feet. The proposed density of 5.75 units/net acre is consistent with the existing General Plan designation of Low Density Residential (2.6 - 8.0 units per acre).

The project has been designed to maximize tree preservation on the site, preserving 30 of the 37 existing Coast Live Oaks. The project also consists of an approximately 400 square foot Commons Building at the east end of the common area for use by residents, and three detached garage buildings on the western portion of the site.

Consistent with a condition of approval from a March 2013 Tentative Parcel Map, the applicant has applied for Local Landmark Designation of the original 1897 Queen Anne era farmhouse at 200 Keller Street also known as the Lundholm/Patocchi residence. The house, as well as the signature Palm tree, will be preserved.

**NOTICE IS ALSO HEREBY GIVEN** that Planning Division staff has prepared an Initial Study/Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program for the project per the requirements of the California Environmental Quality Act (CEQA). Mitigation measures to avoid, substantially reduce, or compensate for the potential environmental impacts are identified and have been agreed to by the applicant. The Initial Study/Mitigated Negative Declaration was released for a 20-day public review period from July 24 to August 12, 2014. Subject to Council action on the MND, the City Council will take action on the requested Zoning Map Amendment, Tentative Subdivision Map, and Local Landmark Designation.

At a duly noticed public hearing on August 12, 2014, the Historic and Cultural Preservation Committee considered the Local Landmark designation and recommended designation to the Planning Commission. Subsequently, the Planning Commission considered the IS/MND, Zoning Map Amendment, Tentative Subdivision Map and Local Landmark Designation and adopted resolutions recommending adoption to the City Council.

**Meeting Date/Time:** Monday, October 6, 2014 at 7:00 p.m.

**Meeting Location:** Petaluma City Hall, City Council Chambers - 11 English Street, Petaluma, CA.

**What Will Happen:** You can comment on the IS/MND, Zoning Map Amendment, Tentative Subdivision Map and Local Landmark Designation. The City Council will consider all public testimony and take action on the Mitigated Negative Declaration, Zoning Map Amendment, Tentative Subdivision Map, and Landmark Designation.

Efforts will be made to accommodate persons with disabilities. The City Manager's office must be notified at (707) 778-4345 within 5 days from date of publication of this notice if you need special accommodations.

For accessible meeting information:  
Please call (707) 778-4360 or  
TDD (707) 778-4480

In accordance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the City Clerk's Office at (707) 778-4360 (voice) or (707) 778-4480 (TDD). Translators, American Sign Language interpreters, and/or assistive listening devices for individuals with hearing disabilities will be available upon request. A minimum of 48 hours is needed to ensure the availability of translation services. In consideration of those with multiple chemical sensitivities or other environmental illness, it is requested that you refrain from wearing scented products.

**IF YOU CANNOT ATTEND:** You can send a letter to the Planning Division, City of Petaluma, 11 English Street, Petaluma California, 94952. You can also hand deliver letters prior to the meeting or e-mail comments to hlines@ci.petaluma.ca.us. All Planning Commission and City Council meetings are televised on the Petaluma Community Access Cable Channel 28.

**FOR MORE INFORMATION:** You may contact Heather Hines, Planning Manager at (707) 778-4316 or hlines@ci.petaluma.ca.us. You can also come to the Planning Division to review the project file. The office is open Monday through Thursdays from 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. City Hall is closed Fridays.

If you challenge in court the matter described above, 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 at, or prior to, the above-referenced public hearing. (Government Code Section 65009(b)(2)). Judicial review of an administrative decision of the City Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6).

2683580 - Pub. Sep. 25, 2014

1ti.

**NOTICE OF TRUSTEE'S SALE**

**TS No. CA-11-434033-RM Order No.: 110156773-CA-BFI**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/11/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on

a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): JOHN R BAUM AND REGINA BAUM, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 5/7/2003 as Instrument No. 2003092481 of Official Records in the office of the Recorder of SONOMA County, California; Date of Sale: 10/9/2014 at 11:00:00 AM Place of Sale: At the end of the North Parking lot turn-around of the City of Petaluma Community Center in Lucchese Park, at 320 N. McDowell Blvd Petaluma, CA 94954 Amount of unpaid balance and other charges: \$204,827.29 The purported property address is: 42 FRANCIS CIRCLE, ROHNERT PARK, CA 94928 Assessor's Parcel No.: 160-283-027-000

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-573-1965 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-11-434033-RM. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

**QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Date: Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-573-1965 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-11-434033-RM IDSPub #0071000 9/18/2014 9/25/2014 10/2/2014

2683043 - Pub. Sep. 18, 25; Oct. 2, 2014

3ti.

**FICTITIOUS  
BUSINESS NAME STATEMENT  
FILE NO. 2014-03267**

The following person (persons) is (are) doing business as:

Ground Control Racing Suspension, located at 10322 Minnesota Ave., Penngrove, CA 94951, Sonoma County.

Registered Owner(s) Joel Burkett, 10322 Minnesota Ave., Penngrove, CA 94951

This business is conducted by: An Individual.

The registrant commenced to transact business under the fictitious business name or names above on N/A.

I declare that all information in this statement is true and correct.

Signed: Joel Burkett.

This statement was filed with the County Clerk-Recorder of Sonoma County on the date indicated by the filing stamp in the upper right hand corner.

This statement was filed with the County Clerk of SONOMA COUNTY on 8/2/2014.

I hereby certify that this copy is a correct copy of the original statement on file in my office.

**WILLIAM F. ROUSSEAU**  
Sonoma County Clerk-Recorder  
By /s/ M. Judith Sevilla-Garcia  
Deputy

SEAL

2683044 - Pub. Sep. 18, 25; Oct. 2, 9, 2014 4ti.

**FICTITIOUS  
BUSINESS NAME STATEMENT  
FILE NO. 2014-03208**

The following person (persons) is (are) doing business as:

Caporale Winery, located at 5300 Mountain Home Ranch Road, Calistoga, CA 94515, Sonoma County, mailing address 18834 Deer Hill Road, Hidden Valley Lake, CA 95467.

Registered Owner(s) 1) Mark Louis Caporale, 18834 Deer Hill Road, Hidden Valley Lake, CA 95467, 2) Wendy Lynn Caporale, 18834 Deer Hill Road, Hidden Valley Lake, CA 95467

This business is conducted by: Married Couple.

The registrant commenced to transact business under the fictitious business name or names above on 6/14/2014.

I declare that all information in this statement is true and correct.

Signed: Mark Caporale, owner and

Wendy Caporale, co-owner.

This statement was filed with the County Clerk-Recorder of Sonoma County on the date indicated by the filing stamp in the upper right hand corner.

This statement was filed with the County Clerk of SONOMA COUNTY on 8/28/2014.

I hereby certify that this copy is a correct copy of the original statement on file in my office.

**WILLIAM F. ROUSSEAU**  
Sonoma County Clerk-Recorder  
By /s/ Darrell Light  
Deputy

SEAL

2683048 - Pub. Sep. 18, 25; Oct. 2, 9, 2014 4ti.

**FICTITIOUS  
BUSINESS NAME STATEMENT  
FILE NO. 2014-03335**

The following person (persons) is (are) doing business as:

Beveessfloral, located at 4221 Montgomery Dr., Santa Rosa, CA 95405, Sonoma County. Registered Owner(s) Bertha Barajas, 1001 Bellevue Ave - Apt 2016, Santa Rosa, CA 95407

This business is conducted by: An Individual.

The registrant commenced to transact business under the fictitious business name or names above on N/A.

I declare that all information in this statement is true and correct.

Signed: Bertha Barajas.

This statement was filed with the County Clerk-Recorder of Sonoma County on the date indicated by the filing stamp in the upper right hand corner.

This statement was filed with the County Clerk of SONOMA COUNTY on 9/8/2014.

I hereby certify that this copy is a correct copy of the original statement on file in my office.

**WILLIAM F. ROUSSEAU**  
Sonoma County Clerk-Recorder  
By /s/ Alma Roman  
Deputy

SEAL

2683681 - Pub. Sep. 25; Oct. 2, 9, 16, 2014 4ti.

**SONOMA COUNTY HISTORY**

**In 1958**

Democrat Joseph Rattigan became the youngest Sonoma County State Senator; he worked for the creation of Sonoma State University, senior health care and fair housing. In 1966, he became an appeals court judge, noted for his opinions on Bill of Rights issues.

Petaluma's first hatchery, The Pioneer, closed.

Copyright © 2010  
Sonoma County Historical Society  
P.O. Box 1373, Santa Rosa, CA 95402  
[www.sonomacountyhistory.org](http://www.sonomacountyhistory.org)

**SONOMA COUNTY HISTORY**

**In 1943**

A new Santa Rosa Army air field north of Santa Rosa opened in January as a training base for P-38 and other pilots; a naval base opened in June in southwest Santa Rosa.

The U.S. Navy set up an auxiliary air station in Cotati for aircraft carrier landing practice. Other troops were assigned around the city and the county.

Moviemaker Alfred Hitchcock shot "Shadow of a Doubt" in Santa Rosa, featuring local girl Edna May Wonacott as the "kid sister." Other movies made in Sonoma County included "Happy Land" (the first movie for young Natalie Wood), "The Fighting Sullivans," "The Farmer's Daughter" and "All My Sons."

More than 30 polio cases were reported in the county.

The California Youth Authority acquired property and built Los Guilicos, a school for delinquent girls that operated for almost 30 years. A four-day riot was put down in March 1953.

Petaluma fire trucks were called out to break up a post-football game riot after a Santa Rosa-Petaluma football game in the fall.

The first braceros came from Mexico as part of the temporary farm labor force.

Luisa Vallejo Empan, last of Mariano Vallejo's 16 children, died July 30th at age 87.

Buyers of war bonds in Santa Rosa and Petaluma earmarked funds to buy military aircraft.

Copyright © 2010  
Sonoma County Historical Society  
P.O. Box 1373, Santa Rosa, CA 95402  
[www.sonomacountyhistory.org](http://www.sonomacountyhistory.org)