

## CITY OF SACRAMENTO

### NOTICE OF HEARINGS

**PUBLIC NOTICE** is hereby given that on the date of June 30, 1998, at the hour of 7:00 p.m., the following hearing(s) will be held in the City Council Chambers, City Hall, Second Floor, 915 I Street, Sacramento, California:

**P97-118 - Perry Property Tentative Map & Planned Unit Development** - located north of Garden Highway, adjacent on the west to Swallows Nest Condominiums, APN: 274-0220-004, 007 & 010

- A. Appeal of the Decision of the Sacramento City Planning Commission approving the following entitlements:
1. **Negative Declaration;**
  2. **Mitigation Monitoring Plan;**
  3. **Tentative Map** to subdivide 10.5 GA (8.08 NA) into 46 SF lots, 2 Landscape Corridor Lots, 1 Open Space/Bike Trail lot, 1 Emergency Access Lot;
  4. **Special Permit** for the construction of 46 single family units.
- B. Entitlements to develop 46 Single Family Units on 10.5 gross acres, in the South Natomas Community Plan area;
1. **Rezone** from Agriculture (A) to Standard Single Family Residential - Planned Unit Develop. R-1 (PUD);
  2. **PUD Establishment** with Guidelines & Schematic Plan;
  3. **Street Abandonment** to include the abandonment of a portion of El Centro Rd. located on the southern 70' of the subject parcel.

Further information may be obtained from the Office of the City Clerk, 915 "I" Street, Room 304, Sacramento, California (916) 264-5427.

SACRAMENTO CITY COUNCIL

BY: VALERIE A. BURROWES  
CITY CLERK

AD NO. 8677  
RUN 1 TIME: JUNE 15, 1998  
2 PUB PROOFS



P97-118

3.1

NEIGHBORHOODS, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CITY OF SACRAMENTO CALIFORNIA

1231 I STREET ROOM 301 SACRAMENTO, CA 95814-2988

PLANNING DIVISION 916-264-5581 FAX 916-264-5328

RECEIVED CITY CLERKS OFFICE CITY OF SACRAMENTO JUN 10 4 06 PM '98

Cont To 8/18/98 2pm

June 9, 1998

MEMORANDUM

TO: Virginia Henry, Assistant City Clerk

FROM: Grace Garcia, Typist Clerk III

SUBJECT: REQUEST TO SCHEDULE HEARING - EVENING (CONTROVERSIAL)

P97-118 - Perry Property Tentative Map & Planned Unit Development - located north of Garden Highway, adjacent on the west to Swallows Nest Condominiums, APN: 274-0220-004, 007 & 010 (Don Lockhart, x7584)

- A. Appeal of the Decision of the Sacramento City Planning Commission approving the following entitlements: 1. Negative Declaration; 2. Mitigation Monitoring Plan; 3. Tentative Map to subdivide 10.5 GA (8.08 NA) into 46 SF lots, 2 Landscape Corridor Lots, 1 Open Space/Bike Trail lot, 1 Emergency Access Lot; 4. Special Permit for the construction of 46 single family units. B. Entitlements to develop 46 Single Family Units on 10.5 gross acres, in the South Natomas Community Plan area; 1. Rezone from Agriculture (A) to Standard Single Family Residential - Planned Unit Develop R-1 (PUD); 2. PUD Establishment with Guidelines & Schematic Plan; 3. Street Abandonment to include the abandonment of a portion of El Centro Rd. located on the southern 70' of the subject parcel.

Staff requests that this item be scheduled for the session of the City Council evening agenda on June 30, 1998.

Note: Project on Preliminary Agenda for afternoon hearing, but we need evening hearing.

Attachments

PEP DATE: 6-23-98 HEARING DATE: 6-30-98 eve

**APPLICANT:**

John Perry  
350 Court Street  
Woodland, CA 95695 (916)662-3251

**OWNER:**

Same as above

**TENTATIVE MAP PLANS BY:**

The Spink Corporation, Michael Smith, 925-5550  
2590 Venture Oaks Way  
Sacramento, CA 95833 (916)925-5550

**HOUSE PLANS BY:**

Bloodgood Sharp Buster Architects  
2356 Gold Meadow Way, Suite 201  
Gold River, CA 95670 (916) 638-0404

APPLICATION FILED:10/24/97; LAST REVISED: 03/06/98

STAFF CONTACT: Don Lockhart (916) 264-7584

**SUMMARY/RECOMMENDATION:**

The applicant is requesting a rezone of the site from Agriculture (A) to Standard Single Family - Planned Unit Development (R-1 {PUD}). Also, the applicant is requesting the establishment of a Planned Unit Development (PUD) with Development Guidelines and a Schematic Plan. A Tentative Map for the residential development is also proposed. Both the Tentative Map and Schematic Plan illustrate 46 single family lots, 2 Landscape Corridor Lots, 1 Open Space/Bike Trail lot, and 1 Emergency Access Lot. (See Exhibit 3B-1, Proposed Tentative Map). The applicant is also requesting a Special Permit for development of the 46 single family dwellings planned for the subdivision. Finally, the project proposal includes the abandonment of that portion of El Centro Road which is on-site. These entitlements will enable development of the proposed 46-unit residential subdivision.

**Staff recommends approval of the project.** This recommendation is based on the fact that the proposed density will provide for a mix of housing densities and land uses within the South Natomas Community Plan Area in the project vicinity. The project is consistent with the General Plan and South Natomas Community Plan policies regarding provision of upscale residential development, and the proposal is compatible with surrounding residential land uses planned for the area.

# CITY OF SACRAMENTO

DEPARTMENT OF PLANNING & DEVELOPMENT  
1231 I Street, Sacramento, CA 95814

PLANNING DIVISION  
Rm. 200 (916) 264-5604

## APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: June 8, 1998

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on May 28, 1998 (hearing date), project number (P#) 97-118 when:

Special Permit for \_\_\_\_\_

Variance for \_\_\_\_\_

"R" Review for \_\_\_\_\_

Other see attached for entitlements granted (see attached

was:  Granted by the City Planning Commission May 28, 1998, city planning commission agenda)

Denied by the City Planning Commission

GROUND(S) FOR APPEAL: (Explain in detail - attach additional sheets if necessary)

Failure to comply with the California Environmental Quality Act and inadequate mitigation measures for project (please see attached May 27, 1998, letter to Mr. Lockhart).

- PROPERTY LOCATION: north of Garden Hwy, adjacent on west to Swallow Nest <sup>condo</sup> stratum
- APPELLANT: (please print) Riverview Home owners Assoc. PHONE#: 646-5534
- ADDRESS: 1825 Garden Highway, Sacramento 95833 (Randy Pletzer, Assoc. Secretary)
- APPELLANT'S SIGNATURE Randy Pletzer

### THIS BOX FOR OFFICE USE ONLY

Filing Fee:  \$110.00 by applicant

\$ 60.00 by third party

Received by: M.W.

Date: 6-8-98

Distribute Copies To: GLS, AG, WW, SG, Project Planner, VR (original & receipt)

P# 97-118

Forwarded to City Clerk: \_\_\_\_\_

# CITY OF SACRAMENTO

DEPARTMENT OF PLANNING & DEVELOPMENT  
1231 I Street, Sacramento, CA 95814

PLANNING DIVISION  
Rm. 200 (916) 264-5604

## APPEAL OF THE DECISION OF THE SACRAMENTO CITY PLANNING COMMISSION

DATE: June 8, 1998

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City Planning Commission on May 28, 1998 (hearing date), project number (P#) 97-118 when:

Special Permit for \_\_\_\_\_

Variance for \_\_\_\_\_

"R" Review for \_\_\_\_\_

Other see attached for entitlements granted see attached

was:  Granted by the City Planning Commission May 28, 1998 Planning Commission Agenda

Denied by the City Planning Commission

GROUND FOR APPEAL: (Explain in detail - attach additional sheets if necessary)

Failure to comply with California Environmental Quality Act: Inadequate mitigations storm water impact. Improper changes to Negative Declaration without required recirculation; incorporated comments of Sacramento River Protection League in admin record.

→ PROPERTY LOCATION: North of Garden Hwy adj to Swallows Nest Cndes

→ APPELLANT: (please print) Sacramento River Prot League PHONE#: 916-564-2577

→ ADDRESS: 1831 Garden Highway, Sacto CA 95833

→ APPELLANT'S SIGNATURE Stephanie Shafsky

### THIS BOX FOR OFFICE USE ONLY

Filing Fee: <input type="checkbox"/> \$110.00 by applicant	Received by: <u>[Signature]</u>
<input checked="" type="checkbox"/> \$60.00 by third party	Date: <u>6-8-98</u>
Distribute Copies To: GLS, AG, WW, SG, Project Planner, VR (original & receipt)	
P# <u>97-118</u>	Forwarded to City Clerk: _____



OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE  
ASSISTANT CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
915 I STREET  
ROOM 304  
SACRAMENTO, CA  
95814-2671

FAX 916-264-7672  
HTTP://WWW.SACTO.ORG

ADMINISTRATION  
PH 916-264-5799

OPERATIONAL SERVICES  
PH 916-264-5427

SPECIALIZED SERVICES  
PH 916-264-7200

June 11, 1998

Attn: Randy Pestor  
Riverview Homeowners Assoc.  
1825 Garden Highway  
Sacramento, CA 95833

Attn: Stephanie Shakofsky  
Sacramento River Protection League  
1831 Garden Highway  
Sacramento, CA 95833

On June 9, 1998, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

**P97-118 - Perry Property Tentative Map & Planned Unit Development - located north of Garden Highway, adjacent on the west to Swallows Nest Condominiums, APN: 274-0220-004, 007 & 010**

- A. Appeal of the Decision of the Sacramento City Planning Commission approving the following entitlements:
1. **Negative Declaration;**
  2. **Mitigation Monitoring Plan;**
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1. **Rezone from Agriculture (A) to Standard Single Family Residential - Planned Unit Develop R-1 (PUD);**
  2. **PUD Establishment with Guidelines & Schematic Plan;**
  3. **Street Abandonment to include the abandonment of a portion of El Centro Rd. located on the southern 70' of the subject parcel.**

This hearing has been set for June 30, 1998, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing. If you challenge the nature of the proposed action 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 Office of the City Clerk at or prior to the public hearing.

Pursuant to Council Rules of Procedures, Chapter 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 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 Division, 1231 I Street, Sacramento, California, phone 264-5381.

Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - P97-118 (136)  
John Perry, 350 Court Street, Woodland, CA 95695

111 274-0030-050  
SACTO/SAN JOAQUIN DRAINAGE  
DIST  
GARDEN HWY  
SACRAMENTO CA 95833

112 274-0030-063  
STATE OF CALIF  
SACRAMENTO CA 95833

113 274-0420-015  
RIVER VIEW MARINA  
C/O MICHAEL A COYNE  
907 TAMALPIAS AV 200  
SAN RAFAEL CA 94901

114 274-0420-002  
DAVIS JOHN F/CHRISTINE H  
1809 GARDEN HWY  
SACRAMENTO CA 95833

115 274-0420-003  
OBRIEN MARK  
5101 FLORIN PERKINS RD  
SACRAMENTO CA 95826

116 274-0420-001  
BERGSTROM BUDDY  
1807 GARDEN HWY  
SACRAMENTO CA 95833

117 274-0420-004  
LAMMERS ALLAN H/NORMA P  
1813 GARDEN HWY  
SACRAMENTO CA 95833

118 274-0420-005  
SAUTER VAN GORDON/KATHLEEN  
BROWN C/O GARY ISKOWITZ/CO  
1801 CENTURY PARK E 1010  
LOS ANGELES CA 90067

119 274-0420-006  
TRAUGH ARTHUR M  
1817 GARDEN HWY  
SACRAMENTO CA 95833

120 274-0420-007  
GREGORATOS GABRIEL/EVA  
1819 GARDEN HWY  
SACRAMENTO CA 95833

121 274-0420-008  
GEORGE JERRY/GAIL SIVORI  
1821 GARDEN HWY  
SACRAMENTO CA 95833

122 274-0420-009  
VORIS MICHAEL/ROBERTA  
1823 GARDEN HWY  
SACRAMENTO CA 95833

123 274-0420-010  
SPEARS JOANNE/RANDY PESTOR  
1825 GARDEN HWY  
SACRAMENTO CA 95833

124 274-0420-011  
WRIGHT MICHAEL A/ROSA MARIA  
1827 GARDEN HWY  
SACRAMENTO CA 95833

125 274-0420-012  
MONICAL JAMES B/JACQUELINE  
1829 GARDEN HWY  
SACRAMENTO CA 95833

126 274-0420-013  
PLUMLEE KENNETH B  
6113 OAK BRIDGE DR  
GRANITE BAY CA 95742

127 274-0420-014  
RIVER VIEW HOMEOWNERS ASSN  
901 TAMALPIAS AVE 200  
SAN RAFAEL CA 94901

128 274-0420-016  
RIVER VIEW HOMEOWNERS ASSN  
C/O AMC  
1491 RIVER PARK DR 100  
SACRAMENTO CA 95815

129 274-0021-003  
RAY W HOWARD TR/EDDIE-LOU  
COLE HOWARD TR  
1841 GARDEN HWY  
SACRAMENTO CA 95833

130 274-0021-004  
HICKS JERRY D  
1851 GARDEN HWY  
SACRAMENTO CA 95833

131 274-0021-005  
DUVAL JEAN E  
1861 GARDEN HWY  
SACRAMENTO CA 95833

132 274-0021-006  
FAR WEST METALS INC  
PO BOX 1035  
KNIGHTS LANDING CA 95645

133 274-0021-012  
CITATION NORTHERN  
597 CENTER AVE 150  
MARTINEZ, CA 94553

134 274-0022-006  
CITATION NORTHERN  
597 CENTER AVE 150  
MARTINEZ, CA 94553

MR JOHN PERRY  
350 COURT ST  
WOODLAND CA 95695

MICHAEL SMITH  
THE SPINK CORPORATION  
2590 VENTURE OAKS WY  
SACRAMENTO CA 95833

OWNERSHIP\_6831\_001  
CREATED 10/24/97

84 274-0300-004  
TRAIN FAMILY REV TRUST  
2255 INDIAN WELLS CT  
SACRAMENTO CA 95833

93 274-0300-032  
CHARLES R BISHOP  
3170.SWALLOWS'NEST DR  
SACRAMENTO CA 95833

102 274-0300-013  
BRACE DIANA/DANNY D JR  
2230 INDIAN WELLS CT  
SACRAMENTO CA 95833

85 274-0300-005  
WILLIAM J ELINOR WHITNEY  
REV FAM TRUST  
2253 INDIAN WELLS CT  
SACRAMENTO CA 95833

94 274-0300-033  
STRACHN GARY R  
1655 CLARK AVE 225  
LONG BEACH CA 90815

103 274-0300-014  
PETERS DIANA  
2230 INDIAN WELLS CT  
SACRAMENTO CA 95833

86 274-0300-006  
GUMMERE PATRICIA D  
2251 INDIAN WELLS CT  
SACRAMENTO CA 95833

95 274-0300-028  
SAFFORD THOMAS B/JAMIE R  
4700 ALLEGRETTO WY  
ROSEVILLE CA 95746

104 274-0300-015  
GALLERY DANIEL F  
926 J ST 505  
SACRAMENTO CA 95814

87 274-0300-016  
SHOBAR JANICE  
1064 WILHAGGIN PARK LN  
SACRAMENTO CA 95864

96 274-0300-007  
MARSHALL WILLIAM E  
PO BOX 638  
VACAVILLE CA 95696

105 274-0300-022  
ALEI BRUCE/CINDY  
1801 COSTA VERDE ST  
DAVIS CA 95616

88 274-0300-017  
SONG ALFRED H  
2242 INDIAN WELLS CT  
SACRAMENTO CA 95833

97 274-0300-008  
WEBB RICK F  
2239 INDIAN WELLS CT  
SACRAMENTO CA 95833

106 274-0300-023  
LAWLER HENRY G  
3175 SWALLOWS NEST DR  
SACRAMENTO CA 95833

89 274-0300-018  
MOSHER JACKSON/MARILYN  
2244 INDIAN WELLS CT  
SACRAMENTO CA 95833

98 274-0300-009  
GALAMB NANCY L  
2237 INDIAN WELLS CT  
SACRAMENTO CA 95833

107 274-0300-024  
GERALDINE WILLIAMS REV 1991 TR  
3177 SWALLOWS NEST DR  
SACRAMENTO CA 95833

90 274-0300-019  
ONEILL JEAN G  
6825 MARTHAS POINTE  
MEMPHIS TN 38141

99 274-0300-010  
ANDERSON ROBERT E  
2235 INDIAN WELLS CT  
SACRAMENTO CA 95833

108 274-0300-025  
MAU MALCOM O/ANNE WOLFE  
3198 SWALLOWS NEST DR  
SACRAMENTO CA 95833

91 274-0300-020  
CLAYTON LAWRENCE L JR  
905 FAIRVIEW DR  
WOODLAND CA 95695

100 274-0300-011  
SCHOTSAL JOHN/LINDA  
2233 INDIAN WELLS CT  
SACRAMENTO CA 95833

109 274-0030-055  
CONTINENTAL LEASING CO  
PO BOX 22607  
SACRAMENTO CA 95822

92 274-0300-021  
AICKLEN SETH LESLIE  
2250 INDIAN WELLS CT  
SACRAMENTO CA 95833

101 274-0300-012  
VERNON STEVEN GREGGE  
2231 INDIAN WELLS CT  
SACRAMENTO CA 95833

110 274-0030-049  
SACTO/SAN JOAQUIN DRAINAGE DIS  
GARDEN HWY  
SACRAMENTO CA 95833

57 274-0290-035  
CROWDIS DAVID G/ETAL  
44741 GARDEN CT  
EL MACERO CA 95618

58 274-0290-036  
MAGEE JIM/KIMBERLY  
214 RED HAWK RD  
NOVATO CA 94949

59 274-0290-025  
BRANDLE ALBERT/BETTY  
3127 SWALLOWS NEST DR  
SACRAMENTO CA 95833

60 274-0290-026  
WRIGHT CHESTER/LILLIAN F  
3129 SWALLOWS NEST DR  
SACRAMENTO CA 95833

61 274-0290-027  
BAKAN LLOYD/ELLEN  
3131 SWALLOWS NEST DR  
SACRAMENTO CA 95833

62 274-0290-028  
REINHARD ROBERT/DALE  
2956 RED HAWK WY  
SACRAMENTO CA 95833

63 274-0290-029  
GAMMON DEREK  
3135 SWALLOWS NEST DR  
SACRAMENTO CA 95833

64 274-0290-030  
MCFARLAND PEGGY ANN  
3105 SWALLOWS NEST DR  
SACRAMENTO CA 95833

65 274-0290-067  
ASSAR MOHAMMAD/SARVAR  
4574 PIPER ST  
FREEMONT CA 94538

66 274-0290-068  
KRAMER LINZIE  
3124 SWALLOWS NEST DR  
SACRAMENTO CA 95833

67 274-0290-069  
MARSHALL KENNETH/LILLIAN  
3122 SWALLOWS NEST DR  
SACRAMENTO CA 95833

68 274-0290-070  
BUINDO LENNIE  
PO BOX 2333  
SHINGLE SPRINGS CA 95682

69 274-0290-066  
ANGELL JEFFREY  
3112 SWALLOWS NEST DR  
SACRAMENTO CA 95833

70 274-0290-065  
GEMMELL TIA K  
3114 SWALLOWS NEST DR  
SACRAMENTO CA 95833

71 274-0290-064  
WILLIAMS JOHN/KATHERINE  
8 WENTWORTH LN  
NOVATO CA 94947

72 274-0290-063  
SARRY ELIZABETH  
3118 SWALLOWS NEST DR  
SACRAMENTO CA 95833

73 274-0300-044  
MOORE WALLACE/LE ANN  
1020 DANIEL DR  
LINCOLN CA 95648

74 274-0300-045  
SMELSER JANET L  
2060 PROMONTORY PT  
GOLD RIVER CA 95670

75 274-0300-046  
MCGURK MARGARET R  
3142 SWALLOWS NEST DR  
SACRAMENTO CA 95833

76 274-0300-047  
BROWN ARTHUR JACKSON  
1601 E KATIE AVE 212  
LAS VEGAS NV 89119

77 274-0300-051  
LANGE HANS/CHERYL  
3148 SWALLOWS NEST DR  
SACRAMENTO CA 95833

78 274-0300-050  
MENDOZA SHELLEY J  
3150 SWALLOWS NEST DR  
SACRAMENTO CA 95833

79 274-0300-049  
KUNKLE EDWARD LEE  
3152 SWALLOWS NEST DR  
SACRAMENTO CA 95833

80 274-0300-048  
ANDRIOLA ROGER  
8511 EMPEROR DR  
FAIR OAKS CA 95628

81 274-0300-001  
DAKKERT RONALD/ENID  
7011 VALLEY GREENS CIR  
CARMEL CA 93923

82 274-0300-002  
NICK CHARLES/GLORIA  
4501 DON VALDES DR  
LOS ANGELES CA 90008

83 274-0300-003  
KELLEY RONALD S  
2257 INDIAN WELLS CT  
SACRAMENTO CA 95833

30 274-0290-054  
CHRISTOPHEL FAMILY TR  
1785 RACON HOLLOW LN  
AUBURN CA 95603

39 274-0290-042  
HUNLEY THOMAS/CATHRYN  
1144 THEO WY  
SACRAMENTO CA 95822

48 274-0290-024  
TOLAN CAROL M  
3111 SWALLOWS NEST DR  
SACRAMENTO CA 95833

31 274-0290-050  
DONOVAN DENIS M  
1232 43<sup>RD</sup> ST  
SACRAMENTO CA 95819

40 274-0290-041  
WENDEL KEN ROGER/  
KATHERINE LARWOOD  
1127 SONORA CT  
SUNNYVALE CA 94086

49 274-0290-059  
GREEN HOLDING CO TRUST  
3094 SWALLOWS NEST DR  
SACRAMENTO CA 95833

32 274-0290-049  
BISHOP REBECCA J  
3072 SWALLOWS NEST DR  
SACRAMENTO CA 95833

41 274-0290-040  
GROSSMAN MARK/MARIA LOPEZ  
3541 CURTIS DR  
SACRAMENTO CA 95818

50 274-0290-060  
BARISH JOSEPH/LEESA BARISH  
4100 FOLSOM BL 8C  
SACRAMENTO CA 95819

33 274-0290-048  
MISURA WILLIAM H JR  
3074 SWALLOWS NEST DR  
SACRAMENTO CA 95833

42 274-0290-039  
VON WIGANDT THESA  
2400 NATOMAS STN DR 92  
FOLSOM CA 95630

51 274-0290-061  
KLIMKO IVAN P  
3098 SWALLOWS NEST DR  
SACRAMENTO CA 95833

34 274-0290-047  
SOLOMAN MARK J/NAOMI  
228 BRIGHTON LN  
REDWOOD CITY CA 94061

43 274-0290-019  
HUFFMAN CHERYL; A  
3101 SWALLOWS NEST DR  
SACRAMENTO CA 95833

52 274-0290-062  
MCFARLAND PEGGY A  
3105 SWALLOWS NEST DR  
SACRAMENTO CA 95833

35 274-0290-046  
TARALLO ERIC/JUDITH  
217 SOLEDAD WY  
MONTEREY CA 93940

44 274-0290-020  
PARKER EILEEN E  
3103 SWALLOWS NEST DR  
SACRAMENTO CA 95833

53 274-0290-055  
DOYLE VINCENT/CHARMAINE  
3086 SWALLOWS NEST DR  
SACRAMENTO CA 95833

36 274-0290-045  
BIRD TERRY W  
3042 SWALLOWS NEST DR  
SACRAMENTO CA 95833

45 274-0290-021  
MCFARLAND PEGGY A  
3105 SWALLOWS NEST DR  
SACRAMENTO CA 95833

54 274-0290-056  
VOHS JOHN/SHIRLEY/JAMIE LYNN  
300 ANZA AVE  
DAVIS CA 95616

37 274-0290-044  
SCHRECK TIMOTHY D  
3044 SWALLOWS NEST DR  
SACRAMENTO CA 95833

46 274-0290-022  
ELAINE K ALQUIST REV LIVING TR  
1824 CATHERINE ST  
SANTA CLARA CA 95050

55 274-0290-057  
REBA CAROL T  
3090 SWALLOWS NEST DR  
SACRAMENTO CA 95833

38 274-0290-043  
CROWDIS DAVID G/ETAL  
44741 GARDEN CT  
EL MACERO CA 95618

47 274-0290-023  
VICTOR/PEARL SELINSKY REV TR  
3109 SWALLOWS NEST DR  
SACRAMENTO CA 95833

56 274-0290-058  
FLEET MTG CORP  
PO BOX 1169  
MILWAUKEE WI 53201

1-3	274-0022-007,004,010	12	274-0290-009	21	274-0270-009
PERRY JACK/LUCILLE		PACINI KIM/DONIS WHALEY		CITY OF SACRAMENTO	
1830 GARDEN HWY		3330 FOLSOM BLVD C		REAL PROPERTY DIV	
SACRAMENTO CA 95833		SACRAMENTO CA 95816		1023 J ST 200	
				SACRAMENTO CA 95814	
4	274-0022-009	13	274-0290-008	22	274-0290-014
ASSOCIATED INVESTORS		MARJORIE H KELEHER FAM REV TR		WALLACE PHILIP J	
6222 EASTMONT CT		3065 SWALLOWS NEST DR		3077 SWALLOWS NEST DR	
CARMICHAEL CA 95608		SACRAMENTO CA 95833		SACRAMENTO CA 95833	
5	274-0030-030	14	274-0290-007	23	274-0290-015
SOUZA DOMINGOS		LURTON GINNA/TR		LEHMAN NORMAN/KATHRYN	
747 CLIPPER WY		3063 SWALLOWS NEST DR		3079 SWALLOWS NEST DR	
SACRAMENTO CA 95831		SACRAMENTO CA 95833		SACRAMENTO CA 95833	
6	274-0030-003	15	274-0290-006	24	274-0290-016
BARANDAS MANUEL		PATCHING LORAIN E		HEINZ MILDRED/	
4140 GARDEN HWY		1610 GARDEN HWY		PERRI HEINZ HARCOURT	
SACRAMENTO CA 95834		SACRAMENTO CA 95833		778 COLD SPRINGS RD	
				SANTA BARBARA CA 93108	
7	274-0030-035	16	274-0290-005	25	274-0290-017
ELVIRA J BASTIAO 1997 REV TRUST		HENDRICKSON BRUCE BRIAN		THEODORE H STRUTZ FAM REV TR	
6599 W ELKHORN BL		3059 SWALLOWS NEST DR		3083 SWALLOWS NEST DR	
SACRAMENTO CA 95837		SACRAMENTO CA 95833		SACRAMENTO CA 95833	
8	274-0030-059	17	274-0290-004	26	274-0290-018
ASSOCIATED INVESTORS		ALICE B SYKES TRUST/ETAL		LAMMERS ALLAN H. JR/NORMA//	
6222 EASTMONT CT		4694 CALLE REINA		ALLAN SR/BERNICE	
CARMICHAEL CA 95608		SANTA BARBARA CA 93110		1813 GARDEN HWY	
				SACRAMENTO CA 95833	
9	274-0290-010	18	274-0290-003	27	274-0290-051
MARDEN ALFRED/ANN		ALBRIGHT KITTY		CAVANAUGH BARTLEY JR	
3069 SWALLOWS NEST DR		3055 SWALLOWS NEST DR		3084 SWALLOWS NEST DR	
SACRAMENTO CA 95833		SACRAMENTO CA 95833		SACRAMENTO CA 95833	
10	274-0290-011	19	274-0290-002	28	274-0290-052
BERGER EDWARD/ANNETTE		BERNARD DONALD		SHILTS JOSEPH/GRETCHEN	
28471 EL PEPPINO		C/O JEAN BERNARD		1948 LONDON LN	
LAGUNA NIGUEL CA 92677		30 JICAMA CT		FAIRFIELD CA 94533	
		SACRAMENTO CA 95833			
11	274-0290-012	20	274-0290-001	29	274-0290-053
MELODIE K RUFER TRUST		RICHMAN JUDITH ANN		MAMULA THOMAS/KANDEE	
4171 GARDEN HWY		3051 SWALLOWS NEST DR		3080 SWALLOWS NEST DR	
SACRAMENTO CA 95834		SACRAMENTO CA 95833		SACRAMENTO CA 95833	

Attn: Randy Pestor  
RIVERVIEW HOMEOWNERS ASSOC.  
1825 Garden Hwy.  
Sacramento CA 95833

Attn: Stephanie Shakofsky  
SACRAMENTO RIVER PROTECTION  
LEAGUE  
1831 Garden Hwy  
Sacramento CA 95833

**AFFIDAVIT OF MAILING & POSTING**

ON JUNE 12, 1998, NOTICES OF HEARING, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, WERE MAILED AND THE LEGAL AD WAS POSTED ON THE FOLLOWING PROJECT:

**P97-118 - Perry Property Tentative Map & Planned Unit Development - located north of Garden Highway, adjacent on the west to Swallows Nest Condominiums, APN: 274-0220-004, 007 & 010**

- A. Appeal of the Decision of the Sacramento City Planning Commission approving the following entitlements:
1. Negative Declaration;
  2. Mitigation Monitoring Plan;
  3. Tentative Map to subdivide 10.5 GA (8.08 NA) into 46 SF lots, 2 Landscape Corridor Lots, 1 Open Space/Bike Trail lot, 1 Emergency Access Lot;
  4. Special Permit for the construction of 46 single family units.
- B. Entitlements to develop 46 Single Family Units on 10.5 gross acres, in the South Natomas Community Plan area;
1. Rezone from Agriculture (A) to Standard Single Family Residential - Planned Unit Develop R-1 (PUD);
  2. PUD Establishment with Guidelines & Schematic Plan;
  3. Street Abandonment to include the abandonment of a portion of El Centro Rd. located on the southern 70' of the subject parcel.

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:

OWNER OF PROPERTY: JOHN PERRY, 350 COURT STREET, WOODLAND, CA 95695

APPLICANT: SAME AS OWNER

APPELLANT: RANDY PESTOR, RIVERVIEW HOMEOWNERS ASSOC., 1825 GARDEN HIGHWAY, SACTO CA 95833 AND STEPHANIE SHAKOFSKY, SACRAMENTO RIVER PROTECTION LEAGUE, 1831 GARDEN HIGHWAY, SACTO, CA 95833

MAILING LIST FOR P-NUMBER: P97-118

SIGNERS OF PETITION (IF APPLICABLE)

I DECLARE UNDER PENALTY OF PERJURY THE FOREGOING IS TRUE AND CORRECT. EXECUTED AT SACRAMENTO, CALIFORNIA, ON THE 12TH DAY OF JUNE, 1998.

  
SIGNATURE OF PERSON MAILING NOTICE

ABANDONMENT PROCEEDING NO.AP 98-01  
AFFIDAVIT OF MAILING NOTICES

STATE OF CALIFORNIA )  
 ) : SS  
COUNTY OF SACRAMENTO )

Valerie Burrowes, the City Clerk being duly sworn, deposes and says that she is a citizen of the United States of America, over 21 years of age, and is competent to be a witness on hearing of the matter mentioned in this affidavit, that she is the City Clerk of the City of Sacramento, Sacramento County, California, and that respecting Resolution No. 98-372, entitled Resolution of Intention for Abandonment Proceeding No. 98-01, which the City Council of the City of Sacramento adopted on July 28, 1998, she mailed on July 30, 1998 a copy of the Resolution of Intention to all persons adjoining the proposed abandonment and the effected utility companies. A copy of said names and addresses and the Resolution of Intention are attached hereto and made a part hereof.

\_\_\_\_\_  
CITY CLERK

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, before me \_\_\_\_\_, personally appeared \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Signature \_\_\_\_\_

1 274-0010-078  
KAUFMAN & BROAD  
PO BOX 5083  
SAN RAMON CA 94583

16 274-0220-051  
D DONALD/ALICE E PARR  
FAMILY REV TRUST  
2050 GARDEN HWY  
SACRAMENTO CA 95833

21 274-0021-011  
PERRY JOAQUIN  
2151 EL CENTRO RD  
SACRAMENTO CA 95833

15 274-0220-052  
MORGAN EMORY C/FERN L/ETAL  
EMORY C MORGAN  
6222 EASTMONT CT  
CARMICHAEL CA 95608

19 274-0021-042  
CITATION NORTHERN  
597 CENTER AVE STE 150  
MARTINEZ CA 94553

23 274-0022-006  
CITATION NORTHERN  
597 CENTER AVE STE 150  
MARTINEZ CA 94553

14 274-0010-081  
RECLAMATION DIST 1000  
1633 GARDEN HWY  
SACRAMENTO CA 95833

18 274-0220-050  
WARMINGTON HOMES  
8265 SIERRA COLLEGE BLV STE 312  
ROSEVILLE CA 95661

22 274-0022-009  
CITY OF SACRAMENTO  
1023 J ST RM 200  
SACRAMENTO CA 95814

17 274-0220-049  
SACRAMENTO ASSOC INVESTORS  
6222 EASTMONT CT  
CARMICHAEL CA 95608

20 274-0021-013  
PERRY JOAQUIN/MARGO TRUE-PERRY  
745 TAYLOR ST  
CRESCENT CITY CA 95531

MIKE CARSON  
KAUFMAN & BROAD  
3130 CROW CANYON PL STE 300  
SAN RAMON CA 94583

DIEPENBROCK WULFF  
PLANT & HANNEGAN  
ATTN JACK DIEPENBROCK  
300 CAPITOL MALL STE 1700  
SACRAMENTO CA 95814

CAMRAY DEV & CONST CO INC  
ATTN BILL HEARTMAN  
7919 FOLSOM BLVD STE 320  
SACRAMENTO CA 95826

MICHAEL SMITH  
THE SPINK CORPORATION  
2590 VENTURE OAKS WY  
SACRAMENTO CA 95833

4 274-0030-044  
KAUFMAN & BROAD  
PO BOX 5083  
SAN RAMON CA 94583

2. 274-0010-073  
KAUFMAN & BROAD  
PO BOX 5083  
SAN RAMON CA 94583

5 274-0030-030  
SOUZA DOMINGOS M/ETAL  
747 CLIPPER WY  
SACRAMENTO CA 95831

3 274-0030-064  
KAUFMAN & BROAD  
PO BOX 5083  
SAN RAMON CA 94583

7 225-0220-053  
BHC PROPERTIES  
C/O BEHAVIORAL HEALTH  
102 WOODMONT BLVD 500  
NASHVILLE TN 37205

12 274-0010-079  
PERRY JOE/JOHN  
350 COURT ST  
WOODLAND CA 95695

13 274-0010-069  
PERRY FRANK M/ETAL  
C/O PERRY JOHN  
350 COURT ST  
WOODLAND CA 95695

8, 9, 10 225-1020-001, 002, 009  
BHC PROPERTIES  
PO BOX 190700  
SAN FRANCISCO CA 94119

6 274-0030-031  
BHC PROPERTIES  
PO BOX 190700  
SAN FRANCISCO CA 94119

11 274-0010-071  
YENOVKIAN FAMILY REV TRUST  
1071 LOS MOLINOS WY  
SACRAMENTO CA 95864

OWNERSHIP 2346-001  
CREATED 12/08/94  
REVISED 01/22/98

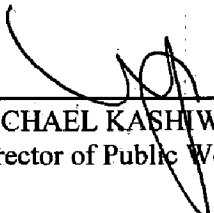
CITY COUNCIL OF THE CITY OF SACRAMENTO  
July 30, 1998

In the Matter of Abandonment	)	
Proceeding No. 98-01 Abandonment	)	ENGINEER'S REPORT
of a portion of the El Centro Road bounded by	)	
West River Drive (Road "B") on the South and	)	
Interstate 80 on the North; Abandonment Proceedings	)	
No. AP98-01	)	

A Public Hearing is scheduled for this date pertaining to the proposed abandonment of the portion El Centro Road bounded by West River Drive (Road "B") on the South and Interstate 80 on the North. The proposed abandonment have been undertaken due to the following facts:

1. That on June 27, 1998, the Neighborhoods, Planning and Development Services Department found the abandonment consistent with the General Plan policy "to enhance and maintain the quality of life of the citizens."
2. A request from the Spink Corporation, on behalf of the adjoining property owners, was presented to the City Council on July 28, 1998.
3. That on July 28, 1998, the Director of Public Works presented to the Council the Resolution of Intention for the abandonment for approval. On that date, the Council did approve said Resolution of Intention, which set a hearing date on the abandonment for this date.
4. That on July 30, 1998, a copy of the Resolution of Intention was mailed to all persons adjoining said abandonment notifying them of the hearing set for this date.
5. That on July 31, 1998, and August 7, 1997, the Resolution of Intention was published in the Daily Recorder.
6. That on July 30, 1998, notices were posted along the proposed abandonments.
7. The abandonment would consist of abandoning a portion of El Centro Road bounded by West River Drive (Road "B") on the South and Interstate 80 on the North.
8. Utility companies and City departments have reviewed the proposed abandonment, and letters are on file with the Department of Public Works, Development Services Section, indicating they have no objections provided certain conditions are met.
9. That as of August 18, 1998, no protests were received.
10. It is my intention that said abandonment will not affect the aesthetics of the neighborhood or cause any undue hardship to the City.

Executed this 18th day of August, 1998.

  
 \_\_\_\_\_  
 MICHAEL KASHIWAGI  
 Director of Public Works



OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE  
ASSISTANT CITY CLERK

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
915 I STREET  
ROOM 304  
SACRAMENTO, CA  
95814-2671

FAX 916-264-7672  
HTTP://WWW.SACTO.ORG

ADMINISTRATION  
PH 916-264-5799

OPERATIONAL SERVICES  
PH 916-264-5427

SPECIALIZED SERVICES  
PH 916-264-7200

June 11, 1998

Attn: Randy Pestor  
Riverview Homeowners Assoc.  
1825 Garden Highway  
Sacramento, CA 95833

Attn: Stephanie Shakofsky  
Sacramento River Protection League  
1831 Garden Highway  
Sacramento, CA 95833

On June 9, 1998, the following matter was filed with the Office of the City Clerk to set a hearing date before the City Council:

**P97-118 - Perry Property Tentative Map & Planned Unit Development - located north of Garden Highway, adjacent on the west to Swallows Nest Condominiums, APN: 274-0220-004, 007 & 010**

- A. Appeal of the Decision of the Sacramento City Planning Commission approving the following entitlements:
1. Negative Declaration;
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  2. PUD Establishment with Guidelines & Schematic Plan;
  3. Street Abandonment to include the abandonment of a portion of El Centro Rd. located on the southern 70' of the subject parcel.

This hearing has been set for June 30, 1998, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing. If you challenge the nature of the proposed action 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 Office of the City Clerk at or prior to the public hearing.

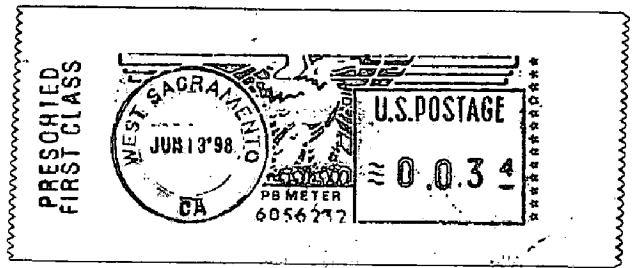
Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing 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 Division, 1231 I Street, Sacramento, California, phone 264-5381.

Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - P97-118 (136)  
John Perry, 350 Court Street, Woodland, CA 95695

RECEIVED  
CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
JUN 18 3 17 PM '98



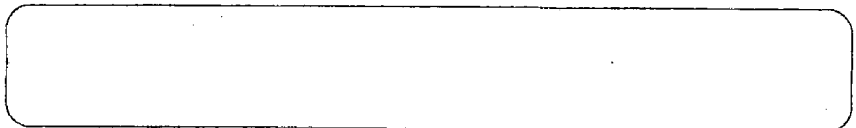
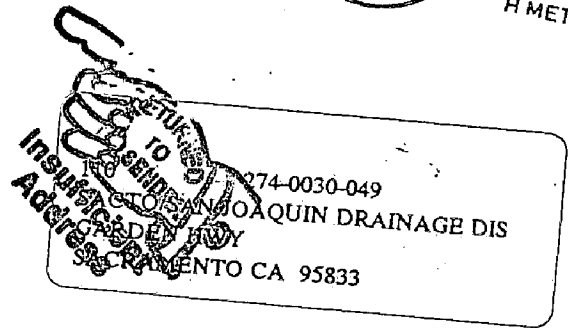
OFFICE OF THE CITY CLERK

915 I STREET SACRAMENTO, CALIFORNIA 95814

CITY HALL ROOM 304 TELEPHONE (916) 264-5426

NOTICE OF CITY  
COUNCIL HEARING

PRESORTED  
FIRST CLASS





OFFICE OF THE  
CITY CLERK

VALERIE A. BURROWES, CMC/AAE  
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE  
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SPECIALIZED SERVICES  
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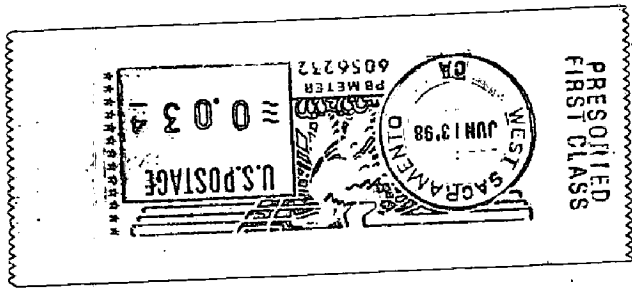
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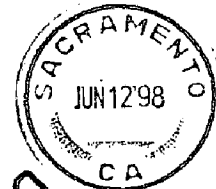
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COUNCIL HEARING**

PRESORTED  
FIRST CLASS



U.S. POSTAGE

00261

H METER 546915

111  
SACTOSASO AQUIN DRAINAGE  
DIST  
GARDEN HWY  
SACRAMENTO, CA 95833





OFFICE OF THE  
CITY CLERK

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VIRGINIA K. HENRY, CMC/AAE  
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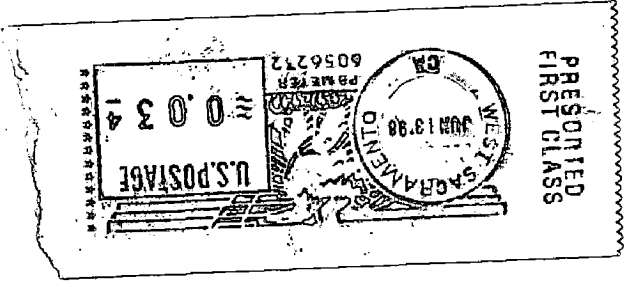
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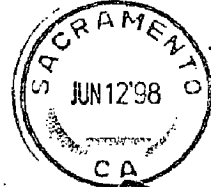
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FIRST CLASS



U.S. POSTAGE

00261

H METER 546915

128 274-0420  
RIVER VIEW HOMEOWNERS ASSOCIATION  
C/O AMC  
1491 RIVER PARK DR 100  
SACRAMENTO CA 95815

Not Deliverable  
Return to Sender

25814/2608





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  2. PUD Establishment with Guidelines & Schematic Plan;
  3. Street Abandonment to include the abandonment of a portion of El Centro Rd. located on the southern 70' of the subject parcel.

This hearing has been set for June 30, 1998, 7:00 p.m., City Council Chambers, Second Floor, City Hall, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing. If you challenge the nature of the proposed action 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 Office of the City Clerk at or prior to the public hearing.

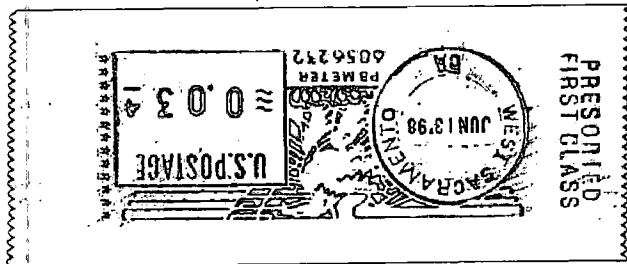
Pursuant to Council Rules of Procedures, Chapter 5 continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than noon the day prior to the scheduled hearing 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 Division, 1231 I Street, Sacramento, California, phone 264-5381.

*Valerie A. Burrowes*

Valerie A. Burrowes  
City Clerk

cc: MAILING LIST - P97-118 (136)  
John Perry, 350 Court Street, Woodland, CA 95695



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