

## PUBLIC NOTICE

### City of Rio Dell City Council Notice of Public Hearing

On **Tuesday June 17, 2014 at 6:30 p.m.** or as soon thereafter as the matters can be heard, the Rio Dell City Council will hold a public hearing in the City Council Chamber at City Hall to consider the projects listed below. If you have any questions regarding the proposed projects, contact Kevin Caldwell, Community Development Director at (707) 764-3532.

#### 1. Zoning & General Plan Amendments:

**(a)** The California Department of Housing and Community Development (HCD) recently informed the City that the minimum density for multifamily development is required to be 15 units per acre. The City is establishing a Residential Multifamily (RM) designation with an allowable density of 15 units per acre. **The area recommended to be redesignated includes six (6) parcels along Rigby Avenue and Center Street be redesignated from Urban Residential (UR) to Residential Multifamily (RM).**

**(b)** A General Plan Amendment and Zone Reclassification of the City Parking Lot (APN 053-141-021) from Town Center (TC) to Public Facilities.

#### **California Environmental Quality Act (CEQA):**

**(a)** All but one of the parcels to be redesignated from Urban Residential (UR) to Residential Multifamily (RM) is developed. Currently development of the vacant parcel is Categorically Exempt pursuant to Section 15332 (In-Fill Development) of the CEQA Guidelines. Based on Section 15332 of the CEQA Guidelines, the proposed amendments are Statutorily Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

**(b)** The property is currently used for a public parking lot and will continue to be used as a public parking lot. There will be no change in the use of the property. Based on the nature of the project, staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendments, including

the recommended Performance Standards, staff believes there is no evidence to suggest that the amendments will have a **significant** effect on the environment.

**2. Emergency Shelters and Transitional Housing Regulations:** Establishment of Emergency Shelters and Transitional Housing Regulations, Section 17.30.079 of the Rio Dell Municipal Code (RDMC).

**California Environmental Quality Act (CEQA):** Pursuant to State law the use must be principally permitted and as such is considered a ministerial project. Pursuant to Section 15268 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations the project is statutorily exempt.

Any person may appear and present testimony in regard to the projects at the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues that you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council, at, or prior to the public hearing. The City Council needs **10 copies** of any materials submitted either prior to, or at the meeting.

General questions regarding the projects, the planning process, submission of materials and information not specific to these projects may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.



*In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility.*