

Public Notice
City of Rio Dell Planning Commission
Notice of Public Hearing

On **Tuesday, March 26, 2019 at 6:30 p.m.** or as soon thereafter as the matters can be heard, the Rio Dell Planning Commission will hold a public hearing in the City Council Chamber at City Hall to consider the project listed below. If you have any questions regarding the proposed project, contact Kevin Caldwell, Community Development Director at (707) 764-3532.

1. Project Description: Studebaker Modification; Case No. CUP-17-03-M-2. An application to modify the original Conditions of Approval to allow the existing chain link cyclone fence to remain. The original Conditions of Approval require that the perimeter fencing either be wrought iron or be black vinyl coated cyclone fencing. The fencing along Northwestern Avenue is wrought iron fencing.

California Environmental Quality Act (CEQA): The proposed project is exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

2. Housing Element discussion regarding the Sixth Cycle Housing Element requirements, Housing Law, Regional Housing Needs Allocation (RHNA), Housing Constraints, Site Inventory and Housing Policies.



State housing element law requires jurisdictions to meet their shares of the state prescribed regional housing need. The City does this by maintaining a residential land inventory sufficient to meet the assessed number of units (known as RHNA). The 2019 Housing Element covers an eight-year cycle. The planning horizon for this Housing Element extends to 2027.

Any person may appear and present testimony in regard to the project or the **Housing Element** 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 Planning Commission, at, or prior to, the public hearing.

The Planning Commission needs **10 copies** of any materials submitted either prior to, or at the meeting. The Planning Commission's decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person and must be submitted in writing with the required fees to the City of Rio Dell before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.

General questions regarding the project or the **Housing Element**, the planning process, submission of materials and information not specific to this project 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.