



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson
Planning Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, Planning Director

DATE: February 05, 2008

**SUBJECT: ZONING TEXT AMENDMENT – PUBLIC NOTIFICATION SIGNS
(ZTA20050609)**

ACTION REQUESTED

The Board is being asked to consider a Zoning Text Amendment related to “Public Notification Signs”, as recommended by the Planning Commission at a public hearing on December 13, 2007.

BACKGROUND

Based upon inquiries from their constituents, Supervisor Holmes and Uhler have been working with staff to identify ways to provide early notification to nearby residents and concerned citizens about proposed development projects. As the Board is aware, a common complaint heard at public hearings is, “I have never heard about this project”. To address this concern, the Planning Department has proposed a Zoning Text Amendment that would require the physical posting of property to allow for community interaction at an early opportunity.

On December 13, 2007, the Planning Commission considered the proposed Zoning Text Amendment and, after receiving public testimony, unanimously adopted a motion (7-0) to recommend approval of this Zoning Text Amendment to the Board of Supervisors.

PROJECT DESCRIPTION:

The Placer County Planning Department proposes to amend Chapter 17.58 (Discretionary Use Requirements) of the Placer County Code in order to establish additional notice requirements (Public Notification Signs) for development applications that require public hearings before the Planning Commission and/or Board of Supervisors. The purpose of public notification signs would be to inform Placer County residents and the general public early on in the planning process about development projects, and initiate proactive discussions with project applicants and County staff prior to public hearings by the approving authority.

Chapter 17.58 (Discretionary Use Requirements) of the Placer County Code is proposed to be amended by adding the following new provision:

Section 17.58.045 Posting of Sites/Notification of New Development Proposal

The applicant for any permit that is subject to the original jurisdiction of the Planning Commission or the Board of Supervisors shall erect a public notification sign or signs on the

project site as required by this section. The sign(s) shall be erected within sixty (60) days after the submission of an Environmental Impact Assessment Questionnaire. An application shall not be deemed complete by County staff unless the required sign(s) have been erected. The sign(s) shall comply with the following criteria:

- A. The Planning Director or designee shall determine the appropriate size for public notification sign(s), but in no event shall the size of a sign exceed four (4) feet tall by eight (8) feet wide, mounted on four inch by four (4X4) inch posts;
- B. Sign(s) shall be erected adjacent to each public right-of-way street frontage that the project site abuts in a manner that does not create sight distance problems within the right-of-way;
- C. Sign(s) shall include text as approved by the Planning Director. The sign shall include the wording "Placer County Planning Department" and "Development Proposal Pending" and include contact phone number(s), website information, a brief description of the approvals being sought, and a sleeve that will be used to hold public notices describing project specifics, hearing dates, and information on how to contact the project planner and applicant;
- D. The applicant shall be responsible for constructing the sign(s) and for maintaining the sign(s) in a satisfactory condition and shall remove all sign(s) at the start of project construction or when the approvals have expired, whichever comes first.

Public notification signs are considered "Official Signs" and shall be considered to be within the purview of Section 17.54.170(C)(2)(i) of the Placer County Zoning Ordinance.

PLANNING COMMISSION HEARING

The Planning Commission conducted a public hearing on December 13, 2007. At the hearing, there was a discussion among Commissioners about the overall size of the public notification signs. As proposed, the signs would be four feet tall by eight feet wide and include project specifics and information on how to contact the Planning Department (Attachment B). The Planning Commission considered having a maximum sign size of four feet tall by four feet wide due to the number of development projects in the County. However, they decided to leave the zoning text as proposed giving the Planning Director the discretion of determining the appropriate size for an individual site. Commissioner Sevison did want to make sure that the public notification signs would be consistent with regulations imposed by the Tahoe Regional Planning Agency. Sign regulations for the Tahoe Basin (Placer County) are governed by Appendix E (Tahoe Sign Regulations) of the Placer County Zoning Ordinance and it has been determined that the proposed zoning text amendment would be consistent with these requirements.

FISCAL IMPACT

There would be no fiscal impact to the County. The applicant would be responsible for sign preparation, installation, maintenance, and removal.

CEQA COMPLIANCE

The proposed Zoning Text Amendment is categorically exempt from environmental review pursuant to provisions of Section 15304 of the California Environmental Quality Act Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4), Minor Alterations to Land.

RECOMMENDATION

Staff brings forward the Planning Commission's recommendation that the Board of Supervisors approve the Zoning Text Amendment as it relates to Public Notification Signs.

FINDINGS:

CEQA

The proposed Zoning Text Amendment is categorically exempt from environmental review pursuant to provisions of Section 18.36.070 of the Placer County Environmental Review Ordinance (Class 5), Minor Alterations to Land. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density.

Zoning Text Amendment

The Zoning Text Amendment is consistent with the Placer County General Plan, and will service the public's interest as highlighted in this staff report.

Respectfully submitted,



MICHAEL J. JOHNSON, AICP
Director of Planning

ATTACHMENTS:

- ATTACHMENT A – Draft Ordinance: Zoning Text Amendment, Public Notification Signs
- ATTACHMENT B – Public Notification Sign Exhibit

Copies sent by Planning:

- Phil Frantz - Engineering and Surveying Division
- Grant Miller - Environmental Health Services
- Yu-Shuo Chang - Air Pollution Control District
- Vance Kimbrell - Parks Department
- Scott Finley - County Counsel
- Christa Darlington - County Counsel
- Holly Heinzen - CEO Office
- Melanie Heckel - Assistant Planning Director
- Michael Johnson - Planning Director
- John Marin - CDRA Director
- All Municipal Advisory Councils-
 - (Horseshoe Bar Area MAC, Newcastle/Ophir MAC, Foresthill Forum, Rural Lincoln Advisory Council, North Auburn MAC, Granite Bay MAC, Meadow Vista MAC, North Tahoe Regional Advisory Council, Weimar/Applegate/Colfax MAC, Sheridan MAC, West Placer MAC, Penryn Area Advisory Council, Squaw Valley MAC)

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Ord. No.: _____

**AN ORDINANCE AMENDING CHAPTER 17
FO THE PLACER COUNTY CODE
TO ADD SECTION 17.58.045 REGARDING
POSTING OF SITES/NOTIFICATION
OF NEW DEVELOPMENT PROPOSAL**

FIRST READING: _____

The following Ordinance was passed by the Board of Supervisors of the County of Placer at a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Jim Holmes, Chair

Attest:
Clerk of said Board

Ann Holman

The Board of Supervisors of the County of Placer, State of California, does hereby ordain as follows:

Section 1: Article 17.58 of Chapter 17 of the Placer County Code is amended to add Section 17.58.045, Posting of Sites/Notification of New Development Proposal, which shall read as follows:

Section 17.58.045 Posting of Sites/Notification of New Development Proposal

The applicant for any permit that is subject to the original jurisdiction of the Planning Commission or the Board of Supervisors shall erect a public notification sign or signs on the project site as required by this section. The sign(s) shall be erected within sixty (60) days after the submission of an Environmental Impact Assessment.

Questionnaire. An application shall not be deemed complete by County staff unless the required sign(s) have been erected. The sign(s) shall comply with the following criteria:

- A. The Planning Director or designee shall determine the appropriate size for public notification sign(s), but in no event shall the size of a sign exceed four (4) feet tall by eight (8) feet wide, mounted on four inch by four (4X4) inch posts;
- B. Sign(s) shall be erected adjacent to each public right-of-way street frontage that the project site abuts in a manner that does not create sight distance problems within the right-of-way;
- C. Sign(s) shall include text as approved by the Planning Director. The sign shall include the wording "Placer County Planning Department" and "Development Proposal Pending" and include contact phone number(s), website information, a brief description of the approvals being sought, and a sleeve that will be used to hold public notices describing project specifics, hearing dates, and information on how to contact the project planner and applicant;
- D. The applicant shall be responsible for constructing the sign(s) and for maintaining the sign(s) in a satisfactory condition and shall remove all sign(s) at the start of project construction or when the approvals have expired, whichever comes first.
- E. Public notification signs are considered "Official Signs" and shall be considered to be within the purview of Section 17.54.170(C)(2)(i) of the Placer County Zoning Ordinance.

Section 2: This ordinance shall take effect and be in full force and effect thirty (30) days after its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.

8 feet

4 feet



PLACER COUNTY PLANNING DEPARTMENT
530-745-3000 www.placer.ca.gov

DEVELOPMENT PROPOSAL PENDING

PROJECT NAME
Entitlement Request



Sign - white background, black letters

Sign must be constructed such that it will remain sturdy and in good condition



From: Teri Sayad **On Behalf Of** Placer County Board of Supervisors
Sent: Friday, January 25, 2008 10:50 AM
To: Mike Boyle; Linda Brown; Jennifer Pereira; Ruth Alves; Brian Jagger; Lisa Buescher
Cc: Michael Johnson; Ann Holman
Subject: FW: Zoning Text Amendment- Public Notification Signs, 17.58.045

RECEIVED
JAN 25 2008
CLERK OF THE
BOARD OF SUPERVISORS

From: Chuck-Muriel Davis [mailto:chamdavis@yahoo.com]
Sent: Friday, January 25, 2008 9:40 AM
To: Placer County Board of Supervisors
Cc: EJ Ivaldi; Ruth Alves
Subject: Zoning Text Amendment- Public Notification Signs, 17.58.045

January 25, 2008

Placer County Board of Supervisors
175 Fulweiler Avenue
Auburn, CA 95603

RE: Zoning Text Amendment- Public Notification Signs 17.58.045.
BOS Hearing on: February 5, 2008, at 9:20 am.

To: Supervisors

BACKGROUND:

Currently, when a new development is proposed for a parcel of land, even adjacent property owners do NOT know -- that a development project is being processed by the Planning department, nor -- that a Negative Declaration or an EIR has been published for public review.

The first notice that an adjacent property owner receives is the 10-day public notice that the Planning Commission will hear the project. So, being gone for a 2-week vacation could eliminate a property owner from knowing that a development next door is up for a hearing!

Other communities have recognized this need, e.g. Sacramento County and San Jose (www.sanoseca.gov/planning/counter/policies/On-site_Noticing_Requirements.pdf).

Residents and property owners nearby proposed development projects need an early notification of these projects and a sign on the property of a proposed development is a good way, with no cost to the county. Early notification will better improve the communication between the public, the planning department, and the developer, and improve the planning process.

REQUEST:

We request that you please **APPROVE** the Zoning Text Amendment - Public Notification Signs, which was initiated by Supervisor Holmes and Supervisor Usher.

Regards,

Muriel and Chuck Davis
1/25/2008
P.O. Box 397
Penryn, CA 95663
chamdavis@yahoo.com

cc: EJ Ivaldi, Ruth Alves

DATE 1/25/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning 380

AGENDA ITEM	
DATE	<u>2/5/08</u>
	<u>ZTA SIGNS</u>
TIME	<u>9:20AM</u>

From: Kathryn [mailto:penryn@inreach.com]
Sent: Monday, January 28, 2008 8:04 PM
To: Placer County Board of Supervisors
Subject: zoning text amendment

RECEIVED

JAN 29 2008

CLERK OF THE
BOARD OF SUPERVISORS

Placer County Board of Supervisors
175 Fulweiler Ave
Auburn Ca 95603

Re: Zoning Text Amendment – Public Notification Signs

As resident of Penryn I am in total support of the much needed "Zoning Text Amendment". I feel it would be a very righteous step to keep the community informed of the proposed developments in our community so that we are given the opportunity to have a voice in the matters at hand in a timely matter. It was a real shock to many Penryn residence when they found out by hearsay about all the proposed town homes going in and around the Penryn Parkway and nearby areas back in October. Signs placed at the main corridors of our community would give the busy family that have full time consuming jobs and children activities to attend to, the "heads up" on what is transpiring.

The approval of the Zoning Text Amendment would be a small step but needed step in rebuilding the trust that the supervisors care about the community needs

Please approve this Amendment.

Kathryn Clemens]
PO Box 18
Penryn Ca 95663.

AGENDA ITEM	
DATE:	2/5/08
APPEAR:	Appeal Penryn Townhomes
TIME:	11:00am

DATE 1/29/08
 Board of Supervisors - 5
 County Executive Office
 County Counsel
 Mike Boyle
 Planning