

Workshop: Public Notification Process for Public Hearings

Planning Commission March 8, 2018 Meeting

Chapter 2.7 – Public Hearings (65090-65096)

- * 65090 – Notice of Hearings
- * 65091 – Notification Procedures
- * 65092 – Request for Notification
- * 65093 – Failure of Person or Entity to Receive Notice
- * 65094 – Definition “Notice of Public Hearing”
 - * Notice that includes:
 - * Date, Time, and Place of public hearing
 - * Identity of Hearing Body
 - * General Explanation of matter to be considered
 - * General Description of location of real property

Project Notification Requirements

Application Type	Public Hearing 500 ft	Public Hearing 1,000 ft	Public Hearing 1/2 mile	Public Hearing One Mile	Physical Sign Posting	Public Outreach Plan
A – General Plan Amendment	✓					
Appeals, Corrections, Extensions, 5-Year Reviews & Revisions	✓					
COC – Certificate of Compliance (if hearing is required)	✓					
DA – Development Agreement (Government Code 65854, 65854.5 and 65856)	✓					
DR – Design Review Discretionary (Consistent w/ Sec. 130.14.130)	✓					
DR – Design Review Staff Level (DSD Director Discretion)						
EIR NOP				✓ (No hearing)		
EIR Draft NOC				✓(No hearing)		
GOV – Finding of Consistency (Government Code 65402)						
P – Parcel Map		✓				
PD – Planned Development		less than 300 lots	300-999 lots	1,000 lots or more	✓	optional
S – Special Use Permit		✓				
SP – Specific Plan		less than 300 lots	300-999 lots	1,000 lots or more	✓	optional
SPR – Site Plan Review						
TM – Tentative Map		less than 300 lots	300-999 lots	1,000 lots or more	✓	300 dwelling units and larger
V – Variance		✓				
WAC – Williamson Act Contract	✓					
Z – Rezone		less than 300 lots	300-999 lots	1,000 lots or more	18-0326 A 3 of 13 ✓	optional

Public Notification Map



July 26, 2017

Island Girl Wines Notification Map PC 08-24-17 (1000 feet)


Search Results: Parcels
Override 1
County Outline

Highway Labels
Highways
Major Roads
Minor Roads

Cities
Parcels, County Owned



Public Notice Information From Staff Report

COUNTY OF EL DORADO PLANNING AND BUILDING DEPARTMENT PLANNING COMMISSION STAFF REPORT	
	Agenda of:
	Staff:
	August 24, 2017 Efren Sanchez

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0008/Island Girl Wines
APPLICANT: Jeremy Vander Velde
OWNER: Jeremy and Diana Vander Velde
AGENT: William Crenshaw, De Novo Planning Group

REQUEST: Conditional Use Permit request to allow a winery with no on-site sales or tasting room.
LOCATION: East side of Gopher Hole Road, approximately 0.2 mile north of the intersection with Bucks Bar Road, in the Somerset area, Supervisorial District 2. (Exhibit A)
APN: 093-180-53 (Exhibit B)
ACREAGE: 22.6 acres

GENERAL PLAN: Rural Residential (RR)/ Important Biological Corridor (IBC) Overlay (Exhibit C)

ZONING: Limited Agriculture (LA-20) (Exhibit D)

→ **ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to 15303(c) of the CEQA Guidelines

Notice of Public Hearing - #1



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-3315 / (530) 622-1708 Fax

building@edcgov.us

PLANNING

(530) 621-3355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **August 24, 2017, at 8:30 a.m.**, to consider **Conditional Use Permit S17-0008/Island Girl Wines** submitted by **JEREMY VANDER VELDE** (Agent: De Novo Planning Group/William Crenshaw) to allow a winery with no on-site sales or tasting room. The property, identified by Assessor's Parcel Number 093-180-53, consisting of 22.6 acres, is located on the east side of Gopher Hole Road, approximately 0.2 mile north of the intersection with Bucks Bar Road, in the Somerset area, Supervisorial District 2. (County Planner: Efrén Sanchez) (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)**

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
ROGER TROUT, Executive Secretary
July 31, 2017

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Notice of Public Hearing - #2

NOTICE OF PUBLIC HEARING¶

¶ The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on February 9, 2017, at 8:30 a.m., to consider Special Use Permit S15-0016/Reverie Retreat Center submitted by TAMARA JOHNSTON and RAMON FLIEK (Agent: Robin Peters/Cal State Engineering, Inc.) for a conditional use permit to allow the operation of a retreat center and campground that includes a full-service kitchen with outdoor dining areas, a conference facility and spa for use by guests, and a campground with 35 camping cabins and 10 tent campsites with shared/communal restrooms and showers. The property, identified by Assessor's Parcel Number 088-021-02, consisting of 32.01 acres, is located on the north side of Spanish Flat Road, approximately 0.8 mile east of the intersection with State Route 193, in the Kelsey area, Supervisorial District 4. [County Planner: Jennifer Franich] (Mitigated Negative Declaration prepared)*.¶

¶ The draft mitigated negative declaration addresses environmental issues including Aesthetic/Visual, Agricultural Land, Air Quality, Archeological/Historical, Biological Resources, Drainage/Absorption, Economic/Jobs, Forest Land/Fire Hazard, Geologic/Seismic, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Soil Erosion/Compaction/Grading, Solid Waste, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Wildlife, Growth Inducement, Land Use, and Cumulative Effects. No hazardous waste sites are located within the vicinity of the project. Mitigation has been identified which would reduce potentially significant impacts to a level of insignificance.¶

¶ Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>¶

¶ All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us¶

¶ * This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning January 10, 2017, and ending February 8, 2017.¶

¶ To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.¶

¶ COUNTY OF EL DORADO PLANNING COMMISSION¶
ROGER TROUT, Executive Secretary¶
January 9, 2017¶

Proof of Publication

Mountain Democrat
PROOF OF PUBLICATION
(20155 C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-parcil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

7/31

All in the year 2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 31st day of JULY 2017

Allison Rains

Allison Rains

**Proof of Publication of
NOTICE OF PUBLIC HEARING**

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2055 Fairlane Court, Placerville, CA 95667 on August 31, 2017, at 8:30 a.m. to consider Conditional Use Permit 117-2005/stand-Gol Wines submitted by JEFFREY WANDER WILDE (Agent: De Novo Planning Group/Willem Gresham) to allow a winery with no private sales or tasting room. The property, identified by Assessor's Parcel Number 020-190-90, consisting of 22.6 acres, is located on the west side of Golfer Hole Road, approximately 0.2 mile south of the intersection with Buckle Star Road, in the Sorrento area, Supervisorial District 2, (County Planner (Don Seelbach) (Categorical Completion pursuant to Section 15202) of the CEQA Guidelines)**

Staff Reports are available two weeks prior at <http://el-dorado.org/planning/Calendar.aspx>

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COUNTY OF EL DORADO PLANNING COMMISSION
ROGER TROUT, Executive Secretary
July 25, 2017
301

Land Use and Dev Services

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P16-0010 C&J Parcel Map

Hearing Date: March 21, 2018
Agency: Zoning Administrator
Location: Echo Summit area of South Lake Tahoe
Type: Tentative Parcel Map

GOV18-0002 Forni Ranch Land Acquisition

Hearing Date: March 8, 2018
Agency: Planning Commission
Location: Unincorporated Community of El Dorado
Type: Land Acquisition

TM07-1450-E Cambridge Townhomes

Hearing Date: February 22, 2018
Agency: Planning Commission
Location: Cameron Park
Type: Tentative Subdivision Map Time Extension

Public Notification of Agendas

- * Agendas must follow The Ralph M. Brown Act:
 - * Must be posted at least 72 hours before regular meetings in a location “freely accessible to members of the public.”
 - * Posted in a location accessible to the public 24 hours a day during the 72-hour period.
 - * Must state the meeting time and place and must contain a brief general description of each item of business.

Location of Agendas

The screenshot shows a web browser window with the URL <https://eldorado.legistar.com/Calendar.aspx>. The page header features a scenic image of snow-capped mountains and a lake, with the text "County of El Dorado" overlaid. Below the header is a navigation bar with links for "BOS Home", "Search Agenda Items", "Calendar", "Boards and Commissions", "People", and "Live & Archived Proceedings".

The main content area is titled "List View" and "Calendar View". It includes a search bar, a dropdown menu for "This Year", and a dropdown menu for "Planning Commission". There are also checkboxes for "notes" and "closed captions".

Below the search options, there is a "Search Calendar" button and a "Help" link. A summary bar indicates "8 records" and provides options for "Group" and "Export".

Name	Meeting Date	Meeting Time	Meeting Location	Meeting Details	Agenda	Minutes	Video
Planning Commission	4/26/2018	8:30 AM	Building C Hearing Room	Meeting details	Not available	Not available	Not available
Planning Commission	4/12/2018	8:30 AM	Building C Hearing Room	Meeting details	Not available	Not available	Not available
Planning Commission	3/22/2018	8:30 AM	Building C Hearing Room	Meeting details	Not available	Not available	Not available
Planning Commission	3/8/2018	8:30 AM	Building C Hearing Room	Meeting details	Agenda	Not available	Not available
Planning Commission	2/22/2018	8:30 AM	Building C Hearing Room	Meeting details	Agenda	Minutes	Video
Planning Commission	2/8/2018	8:30 AM	Building C Hearing Room	Meeting details	Agenda	Minutes	Video
Planning Commission	1/25/2018	8:30 AM	Building C Hearing Room	Meeting details	Agenda	Minutes	Video
Planning Commission	1/11/2018	8:30 AM	Building C Hearing Room	Meeting details	Agenda	Minutes	Video

Public Comments Resulting from Public Notification

Project Name/Number	Type of Notification (hearing, DEIR, NOP, NOA, etc.)	Distribution Requirements (500 ft/1,000 ft, 1/2 mile, 1 mile)	Total Notifications for Mailing	TOTAL Staff Time (parceling, labeling envelopes, copies, stuffing envelopes)	Date of Scheduled Hearing	Total Days Noticed prior to Hearing	Total # of Public Comments Received
S15-0015/Hooverville Agricultural Employee Housing	ZA Hearing	1,000 feet	56	0.5 hour	1/6/2016	28	1
DR94-0001-R/Sinclair Signs	Notice of Decision	500 feet	56	0.5 hour	1/11/2016	19	
S15-0004/Arrowbee Lake Verizon	PC Hearing	1,000 feet	29	0.5 hour	2/11/2016	31	0
TM14-1520/PD14-0006/Z14-0007/DA15-0001/Saratoga Estates	NOA	1 mile	2,808 El Dorado County 1,044 Sac County 3 Add. Notices 3,855 TOTAL	20.5 hours	5/7/2016	45	
S91-0018-R-3/Verizon Wireless 5-Year Review (Union Hill)	ZA Hearing	500 feet	40	0.25 hour	2/17/2016	33	0
P15-0004/Nuner Parcel Map	ZA Hearing	1,000 feet	31	0.25 hour	2/17/2016	33	0
S97-0011-R/House of Prayer Full Gospel Church	PC Hearing	500 feet	19	0.25 hour	2/25/2016	28	1
A11-0006/Z11-0008/PD11-0006/TM11-1505/DA14-0001/Dixon Ranch	BOS Hearing	1 mile	1,499	9 hours	3/8/2016	25	56
P10-0003-R/Scheiber Ranch Revision	ZA Hearing	1,000 feet	301	3 hours	3/2/2016	26	4
S15-0004/Arrowbee Lake Verizon (Revised Notice)	Reschedule PC Hearing	1,000 feet	29	0.5 hour	2/25/2016	22	54
S15-0004/Arrowbee Lake Verizon (Revised Notice)	Reschedule PC Hearing	Additional Notifications	178	3 hours	2/25/2016	22	Same as above
PD12-0003/Green Valley Convenience Center	BOS Hearing	1,000 feet	84 w/in 1,000 Ft 47 Add. Notices 131 Mailed Notices & 30 Email Notices	0.75 hour	3/22/2016	27	13

Any Questions?