Workshop: Public Notification Process for Public Hearings

Planning Commission March 8, 2018 Meeting

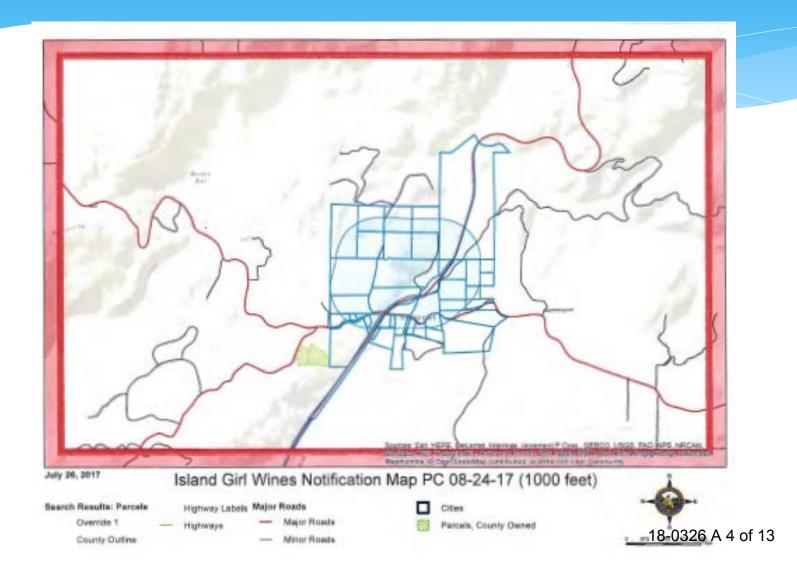
Chapter 2.7 – Public Hearings (65090-65096)

- 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	300-999 lots	1,000 lots or	✓	optional	
		lots		more			
S – Special Use Permit		✓					
SP – Specific Plan		less than 300	300-999 lots	1,000 lots or	✓	optional	
		lots		more			
SPR – Site Plan Review							
TM – Tentative Map		less than 300	300-999 lots	1,000 lots or		300 dwelling	
		lots		more	✓	units and	
						larger	
V – Variance		✓					
WAC – Williamson Act Contract	✓						
Z – Rezone		less than 300	300-999 lots	1,000 lots or	18-0326 A 3 of	optional	
		lots		more	10-0320 A 3 01	10	

Public Notification Map



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: S1

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

18-0326 A 5 of 13

Notice of Public Hearing - #1



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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

PLACERVILLE OFFICE: 2850 Fairliane Court, Placerville, CA 95687 BUILDING (530) 621-5315 / (530) 622-1706 Fax <u>Hotolettheoryovus</u> PLANNING (530) 621-5355 / (530) 642-0506 Fax

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: Efren 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

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



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-pareil), 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 31" day of JULY 2017

Mison Paus

Allison Rains

Proof of Publication of NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING!

The Guards of El Dorado Planning Commission will hold a public hearing in the Building C Heaving Roses. Joile Freihre Cdurf, Planning, Ch. 198807 on August 54, 2017, at 8:30 a.m., to consider Cancillored Use Newmit 617-5008/finated Gal West cacherited Use Newmit 617-5008/finated Gal West cacherited Use J. 1999 of the Commission Commission of the Commis

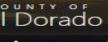
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Land Use and Dev Services

Home > County Public Notices > Land Use and Dev Services



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

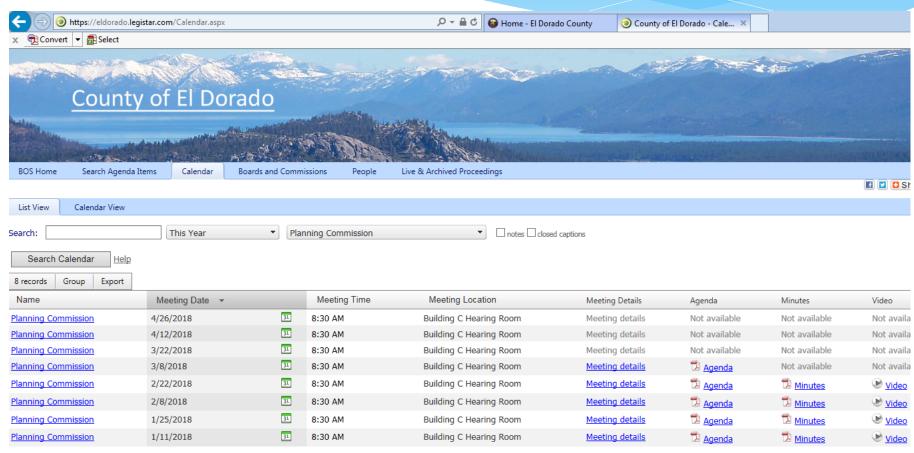
Location: Cameron Park

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



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?