



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380


FAX: (209) 257-5002

WEBSITE: www.amadorgov.org

EMAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

MEMO

TO: LAND USE COMMITTEE
FROM: CHUCK BEATTY, PLANNING DIRECTOR 
DATE: OCTOBER 21, 2021
RE: PUBLIC HEARING NOTIFICATION POLICY

BACKGROUND: California Government Code Section 65091 requires public hearing notices be sent to all property owners within a 300-foot radius of a discretionary project site a minimum of ten (10) days prior to the hearing. In situations where the project site and all surrounding parcels are a half-acre or less in size, a notification area with a 300-foot radius will typically include 50 or more property owners (see attached Map 1). In rural areas, where parcels sizes are 40-plus acres, the 300-foot radius will only include the immediately adjoining property owners, typically less than 10 (Map 2), whereas a half-mile radius in the same 40-acre area will capture approximately 30 property owners (Map 3).

This situation is exacerbated as project sites increase in size. Map 4 displays a 900-acre parcel with a 300-foot notification radius where most of the adjoining parcels are under the same ownership. It would take a one-mile radius around the 900-acre parcel (Map 5) to capture a similar number of property owners as shown in the example of a 300-foot radius around an urban parcel.

In cases where the 300-foot radius notification area only captures the immediately adjoining property owners, staff extends the notification area to between 1,000 and 2,000 feet. While this expanded area exceeds the notification requirement of the Government Code, there is no County policy on how far to extend the notification radius or how many property owners should be notified.

REQUESTED ACTION: Direct staff to either:

- 1) Prepare a policy that establishes a notification radius based on project type and size; or
- 2) Administer Government Code Section 65091 for all discretionary projects as written (300-foot notification radius).

MAP 1

Amador County, CA

At the Heart of the Mother Lode

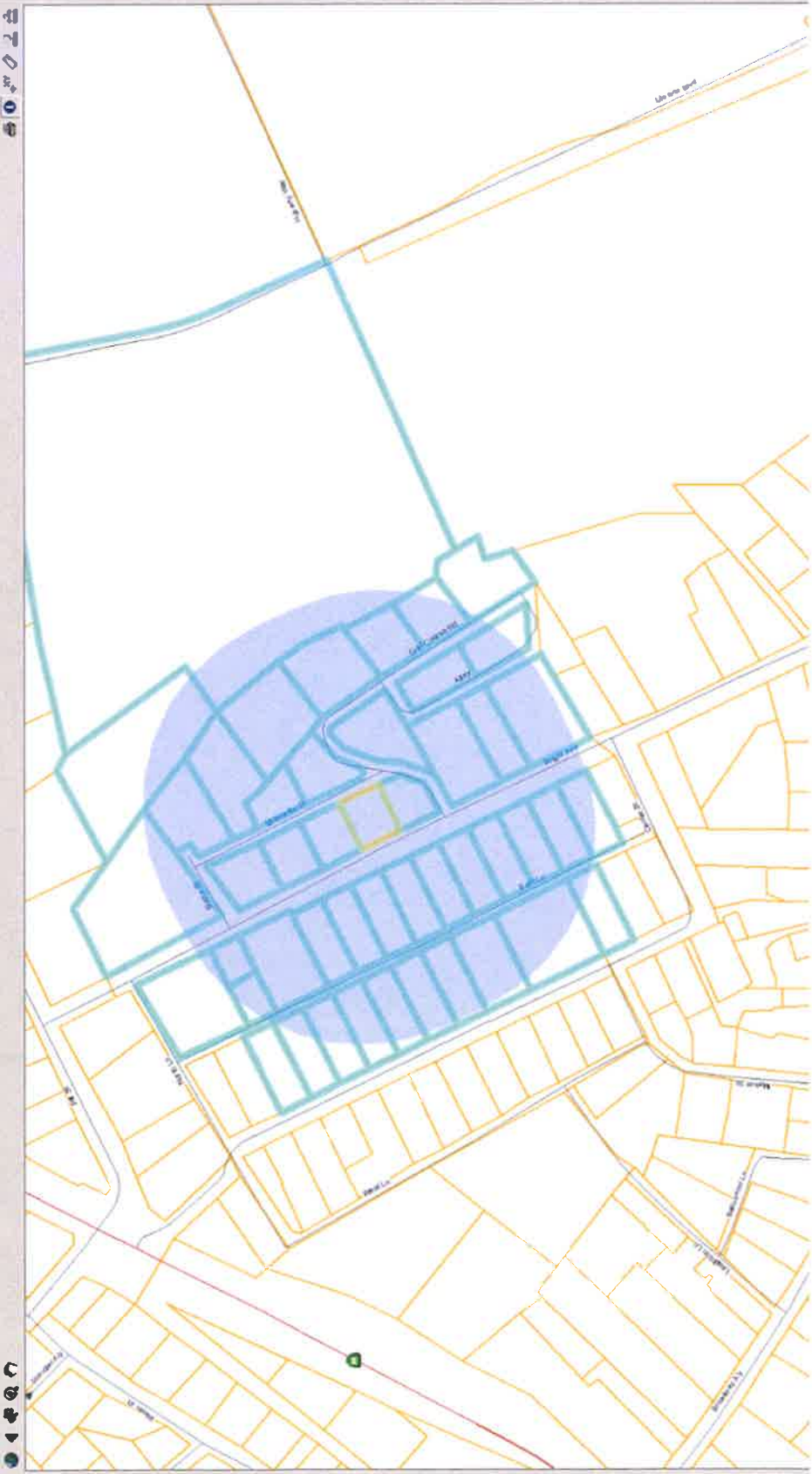
GIS Viewer

Home



Help Mobile

Scale 1" = 129' ft



APN
020283007000
020283007000
020283003000
020283003000

Owner
[Redacted]
[Redacted]
[Redacted]

Property Sales Permits Business

020283007000
CA

Description LOTS 4 MUSHETT SUBD
Acreage 0.22
TRA 002033
Taxability Code (Assessor use only)
Land Use Code (Assessor use only)
AP Map Click to view

Current Values
Land \$30,000
Structure \$225,000
Furniture \$0
Growing \$0
Total \$255,000
Fixtures \$0
MH PP \$0
PP \$0

Exemption \$7,000
Net \$268,000
Exempt Code (Assessor use only)

Prop 13 Values
Land \$50,000
Structure \$225,000
PMH \$0
Growing \$0
Total \$275,000

Physical Characteristics
Building Type
Quality Class (Assessor use only)
Effective Year (Assessor use only)
Building Size
Unfinished

Garage
Bedrooms
Full Baths
Half Baths
Heating
Cooling
View
Pool

Additional Resources
Fire District JACK
Selection Tools

MAP 2

Home

GIS Viewer

Amador County, CA
In the Heart of the Mother Lode

Selection | Envelope | Location

Find all within 300 ft of selected (Show all)

APN: [Redacted] Owner: [Redacted]

7 selected To Mapping Labels

Property | Tables | Parcels | Blks

Description: [Redacted]

Acres: 42.27
TBA: 032046
Taxability Code (Assessor use only)
Land Use Code R1
AP Map Click to view

Current Values

Land	\$292,503
Structure	\$1,065,114
Fixtures	
Growing	\$0
Total L & S	\$1,357,617
Fixtures RP	\$0
MH PP	\$0
PP	
Exemption	\$7,000
Net	\$1,350,617

Exempt Code (Assessor use only)

Prop 13 Values

Land	\$292,503
Structure	\$1,065,114
pp/HH	\$0
Growing	\$0
Total	\$1,357,617

Physical Characteristics - Building 1

Building Type	W/OOD
Quality Class (Assessor use only)	
Effective Year (Assessor use only)	
Building Size	4817 sq ft
Unfinished	
Garage	598 sq ft
Bedrooms	2
Full Baths	4
Half Baths	0
Heating	CENTRAL
Cooling	CENTRAL
View	
Pool	

Additional Resources

Fire District 3/FD

Selection Tools

Scale 1" = 1175' ft

Help | Mobile

General | Tools | Layers | LARCO

Google Maps | OpenStreetMap | Bing | Esri

Scale Meter | Print | Refresh | Home

Map of Amador County, CA showing property boundaries and a highlighted area in blue. The highlighted area is a large, irregularly shaped parcel with a smaller, more rectangular parcel nested within it. The map shows a network of roads, including 'Dumb Grove Rd' and 'Wemy Creek Rd'. The interface includes a search bar at the top left, navigation tools, and a detailed data panel on the right side.

MAP 4

Amador County, CA GIS Viewer
To the Heart of the Mother Lode

Home Help Mobile

Scale 1" = 2056 ft

0 30 60 90 120 150 180 210 240 270 300 330 360 390 420 450 480 510 540 570 600 630 660 690 720 750 780 810 840 870 900 930 960 990 1020 1050 1080 1110 1140 1170 1200 1230 1260 1290 1320 1350 1380 1410 1440 1470 1500 1530 1560 1590 1620 1650 1680 1710 1740 1770 1800 1830 1860 1890 1920 1950 1980 2010 2040 2070 2100 2130 2160 2190 2220 2250 2280 2310 2340 2370 2400 2430 2460 2490 2520 2550 2580 2610 2640 2670 2700 2730 2760 2790 2820 2850 2880 2910 2940 2970 3000 3030 3060 3090 3120 3150 3180 3210 3240 3270 3300 3330 3360 3390 3420 3450 3480 3510 3540 3570 3600 3630 3660 3690 3720 3750 3780 3810 3840 3870 3900 3930 3960 3990 4020 4050 4080 4110 4140 4170 4200 4230 4260 4290 4320 4350 4380 4410 4440 4470 4500 4530 4560 4590 4620 4650 4680 4710 4740 4770 4800 4830 4860 4890 4920 4950 4980 5010 5040 5070 5100 5130 5160 5190 5220 5250 5280 5310 5340 5370 5400 5430 5460 5490 5520 5550 5580 5610 5640 5670 5700 5730 5760 5790 5820 5850 5880 5910 5940 5970 6000 6030 6060 6090 6120 6150 6180 6210 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MAP 5

Amador County, CA GIS Viewer Home

In the Heart of the Mother Lode

General Elections LAMCO

Scale 1" = 2271 ft

Find all within 1 mile of selected (show all)

APN [REDACTED] Owner [REDACTED]

47 selected To Missing Labels

Property Details Previous Back

Acres: 935.70
TBA: 032037
Taxability Code (Assessor use only)
Land Use Code: AV
AP Map: Click to view

Current Values

Land	\$3,042,709
Structure	\$0
Fixtures	\$0
Growing	\$0
Total L	\$3,042,709
Fixtures RP	\$0
HH PP	\$0
Exempt Net	\$3,042,709

Exempt Code (Assessor use only)

Prop 13 Values

Land	\$3,042,709
Structure	\$0
PPHH	\$0
Growing	\$0
Total	\$3,042,709

Physical Characteristics

Building Type	
Quality Class (Assessor use only)	
Effective Year (Assessor use only)	
Building Size	
Unfinished	
Carage	
Bedrooms	
Full Baths	
Half Baths	
Heating	
Cooling	
View	
Pool	

Additional Resources

Fire District	AFPD
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Selection Tools

All Properties on Same Street

Save Map as Image

Google Maps

State of California

GOVERNMENT CODE


Section 65091

65091. (a) When a provision of this title requires notice of a public hearing to be given pursuant to this section, notice shall be given in all of the following ways:

(1) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to the owner of the subject real property as shown on the latest equalized assessment roll. Instead of using the assessment roll, the local agency may use records of the county assessor or tax collector if those records contain more recent information than the information contained on the assessment roll. Notice shall also be mailed to the owner's duly authorized agent, if any, and to the project applicant.

(2) When the Subdivision Map Act (Division 2 (commencing with Section 66410) of Title 7) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code.

(3) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.

 (4) Notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to all owners of real property as shown on the latest equalized assessment roll within 300 feet of the real property that is the subject of the hearing. In lieu of using the assessment roll, the local agency may use records of the county assessor or tax collector which contain more recent information than the assessment roll. If the number of owners to whom notice would be mailed or delivered pursuant to this paragraph or paragraph (1) is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the local agency in which the proceeding is conducted at least 10 days prior to the hearing.

(5) If the notice is mailed or delivered pursuant to paragraph (4), the notice shall also either be:

(A) Published pursuant to Section 6061 in at least one newspaper of general circulation within the local agency which is conducting the proceeding at least 10 days prior to the hearing.

(B) Posted at least 10 days prior to the hearing in at least three public places within the boundaries of the local agency, including one public place in the area directly affected by the proceeding.

(b) The notice shall include the information specified in Section 65094.

(c) In addition to the notice required by this section, a local agency may give notice of the hearing in any other manner it deems necessary or desirable.

(d) Whenever a hearing is held regarding a permit for a drive-through facility, or modification of an existing drive-through facility permit, the local agency shall incorporate, where necessary, notice procedures to the blind, aged, and disabled communities in order to facilitate their participation in any hearing on, or appeal of the denial of, a drive-through facility permit. The Legislature finds that access restrictions to commercial establishments affecting the blind, aged, or disabled, is a critical statewide problem; therefore, this subdivision shall be applicable to charter cities.

(Amended by Stats. 2016, Ch. 366, Sec. 13. (SB 974) Effective January 1, 2017.)