



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667  
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### NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **July 24, 2025, at 8:30 a.m.**, to consider the following: **Conditional Use Permit CUP22-0013/Black Oak Mountain Winery** submitted by Curtis Van Winkle to allow up to 165 Special Events per year. The property, identified by Assessor's Parcel Number 074-042-002, consisting of 146.52 acres, is located on the south side of State Highway 193, approximately 0.25 mile east of the intersection with Brush N Rocks Lane, in the Cool area, Supervisorial District 4. (County Planner: Evan Mattes, email: [Evan.Mattes@edcgov.us](mailto:Evan.Mattes@edcgov.us)) (May require the preparation of a Negative Declaration or may be categorically exempt under Section 15301 of the CEQA Guidelines or under Section 15270 if denied) \*\*

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

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. 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](mailto:planning@edcgov.us).

\*\*This project may be 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

KAREN L. GARNER, Executive Secretary

July 11, 2025