



Agricultural Commission Staff Report

Date: June 7, 2019
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: Hoekstra Zone Change and Tentative Subdivision Map
Z18-0002/TM18-1534
Assessor's Parcel Numbers: 087-030-36 & 087-030-47

Planning Request and Project Description:

The applicants are requesting the following: A zone change and tentative map application for an eight lot rural tentative subdivision map in the Latrobe area. The zone change from Limited Agriculture Forty-Acre (LA-40) to Limited Agriculture Twenty-Acre (LA-20), consistent with the Rural Residential (RR) General Plan Land Use Designation, would apply to both parcels. The tentative subdivision map creating eight lots ranging in size from 20 to 20.14 acres would apply only to parcel 087-030-36. The property identified by Assessor's Parcel Number 087-030-47 consists of 40.126 acres and is located on the south west side of the intersection of South Shingle Road and Coulter Lane. The property identified by Assessor's Parcel Number 087-030-36 consists of 160.25 acres and is located on the south side of Coulter Lane 2,435 feet (.46 miles) south of the intersection with South Shingle Road, in the Latrobe area.

The following General Plan Policies require determinations from the Agricultural Commission:

Policy 8.1.2.2 Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing and if they were not assigned urban or other non-agricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have small parcels or the Board of Supervisors determines that economic, social, or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of

less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning Commission shall solicit and consider input from the Agricultural commission.

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Please direct the Agricultural Commission to review the application and provide recommendations.

Parcel Description:

- Parcel Number and Acreage: 087-030-36, 160.25 Acres
087-030-47, 40.13 Acres
- Agricultural District: No
- Land Use Designation: RR = Rural Residential
- Zoning: LA-40 (Limited Agriculture, 40 Acres).
- Choice Soils:
PgB – Perkins gravelly loam, moderately deep variant, 2 to 5 percent slopes

Discussion:

A site visit was conducted on March 28, 2019 to review the access to the proposed winery.

Staff Recommendation:

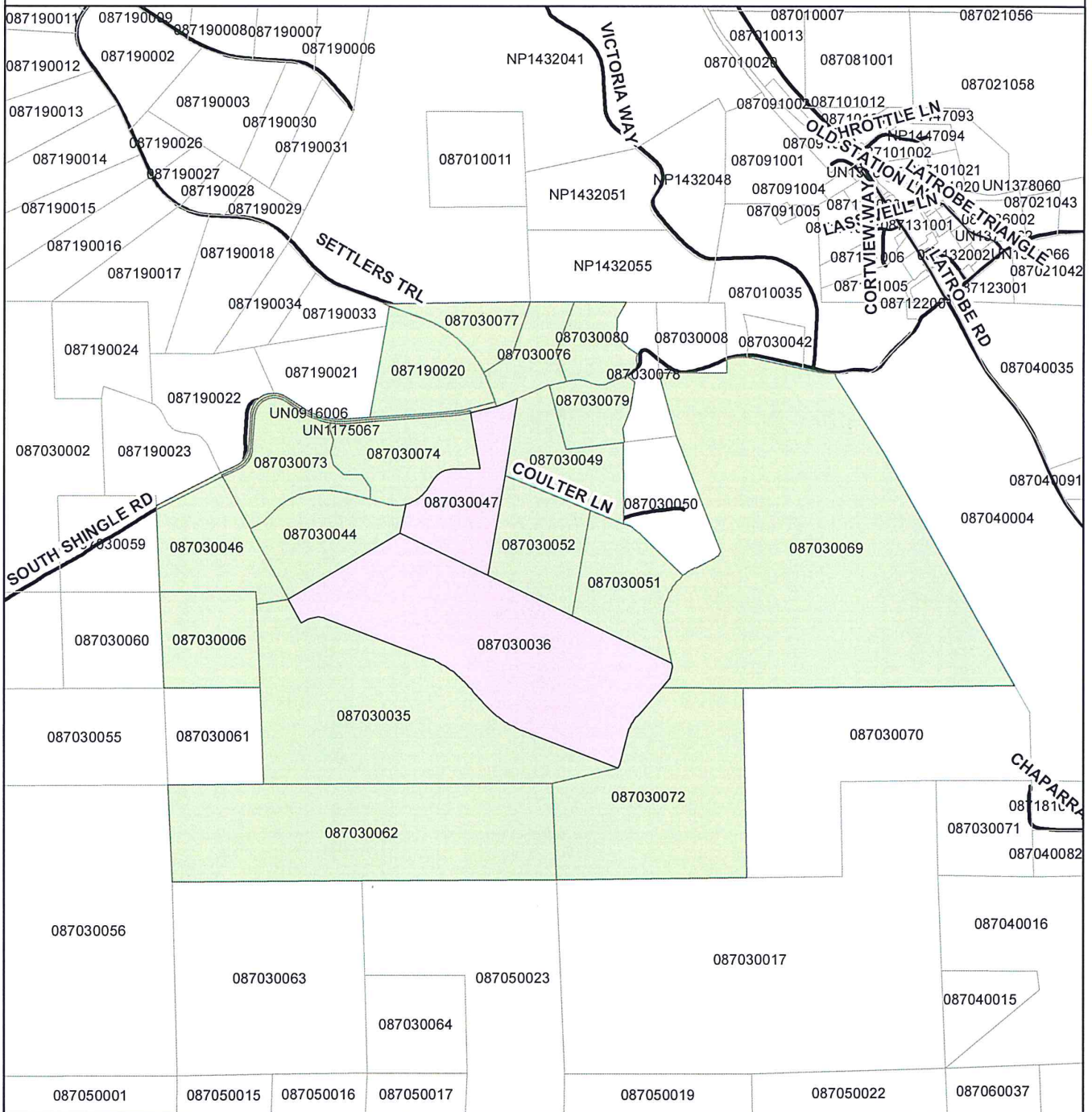
Staff does not recommend support of the applicants request for a zone change and tentative subdivision map approval.

These parcels have historically been categorized as grazing lands in the Land Use Map for the 1996 General Plan. These parcels are still capable of sustaining commercial grazing and should be protected from further development as defined in General Plan policy 8.1.2.2.

General Plan Policy 8.1.4.1 requires the Agricultural Commission to review all discretionary development applications involving land zoned for or designated agriculture for conflicts. Before granting an approval, a determination shall be made that the proposed use :

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
 - ***These parcels were historically identified as grazing lands in the land use map, of the 1996 general plan, and as such should be protected according to General Plan Policy 8.1.2.2. The rezone and subdivision map could intensify and create conflicts between adjacent agricultural parcels as the parcel size will not be consistent with the direction of the General Plan.***
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
 - ***The proposed rezone and subdivision map will create an island effect between the project site and the adjacent parcels. If approved the subdivision map area would be surrounded by larger parcels that have the ability to sustain commercial grazing, effectively creating an island effect that could have negative effects on the protection of these grazing lands.***
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.
 - ***The proposed rezone and subdivision map would significantly reduce or destroy the effect of existing large parcel sizes as the proposed 20 acre parcel size would be surrounded by significantly larger parcels.***

Hoekstra/Bricker Notification



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Milla DATE: December 21, 2018
PROJECT ID: Cordillera
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

Bricker Hoekstra Notification Parcel Base
Roads

0 1,000 2,000 Feet

Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@edcgov.us

Greg Boeger, Chair – Agricultural Processing Industry
Dave Bolster, Vice-chair – Fruit and Nut Farming Industry
Lloyd Walker- Other Agricultural Interest
Chuck Bacchi – Livestock Industry
Bill Draper – Forestry/Related Industries
Ron Mansfield – Fruit and Nut Farming Industry

MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 500 feet of the subject parcel's boundary lines. *Please note that the requested project may or may not affect your property.*

The project listed below will be heard by the El Dorado County Agricultural Commission on **June 12, 2019**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room** 330 Fair Lane, Placerville, California.

RE: **Hoekstra Zone Change and Tentative Subdivision Map**
 Z18-0002/TM18-1534
 Assessor's Parcel Numbers: 087-030-36 & 087-030-47
 Planner: Emma Carrico-Assistant Planner

Planning Request and Project Description:

The applicants are requesting the following: A zone change and tentative map application for an eight lot rural tentative subdivision map in the Latrobe area. The zone change from Limited Agriculture Forty-Acre (LA-40) to Limited Agriculture Twenty-Acre (LA-20), consistent with the Rural Residential (RR) General Plan Land Use Designation, would apply to both parcels. The tentative subdivision map creating eight lots ranging in size from 20 to 20.14 acres would apply only to parcel 087-030-36. The property identified by Assessor's Parcel Number 087-030-47 consists of 40.126 acres and is located on the south west side of the intersection of South Shingle Road and Coulter Lane. The property identified by Assessor's Parcel Number 087-030-36 consists of 160.25 acres and is located on the south side of Coulter Lane 2,435 feet (.46 miles) south of the intersection with South Shingle Road, in the Latrobe area.

The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. ***Please note that the exception to this is a "Request for Administrative Relief from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

SILVER JAMES M TR
%3809 GARFIELD AVE
SACRAMENTO, CA 95608

PETERSON ANTHONY C
8175 SOUTH SHINGLE RD
SHINGLE SPRINGS, CA 95682

BRICKER DOUGLAS
8221 S SHINGLE RD
LATROBE, CA 95682

DEAN NAJMUD
4300 COULTER LN
SHINGLE SPRINGS, CA 95682

ZENITH GP
11707 FAIR OAKS BLVD
FAIR OAKS, CA 95628

FALLAVOLLITA MICHAEL A
611 BELHAVEN CT
EL DORADO HILLS, CA 95762

HEATON EVAN TR
675 LAKECREST DR
EL DORADO HILLS, CA 95762

HOEKSTRA ERIC
445 AMHURST CIR
FOLSOM, CA 95630

DEPPNER LINDA L SUCC TR
1508 SIXTH ST
LINCOLN, CA 95648

FILLET DANIEL TR
5331 KENILWORTH DR
HUNTINGTON BEACH, CA 92649

ERVIN RANCH PARTNERSHIP
PO BOX 6858
SANTA ROSA, CA 95406

LATROBE A CA LLC
2667 OCEAN ST
CARLSBAD, CA 92008

LATROBE A CA LLC
2667 OCEAN ST
CARLSBAD, CA 92008

EUER JOHN W TR
PO BOX 400
FOLSOM, CA 95763

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PO BOX 400
FOLSOM, CA 95763

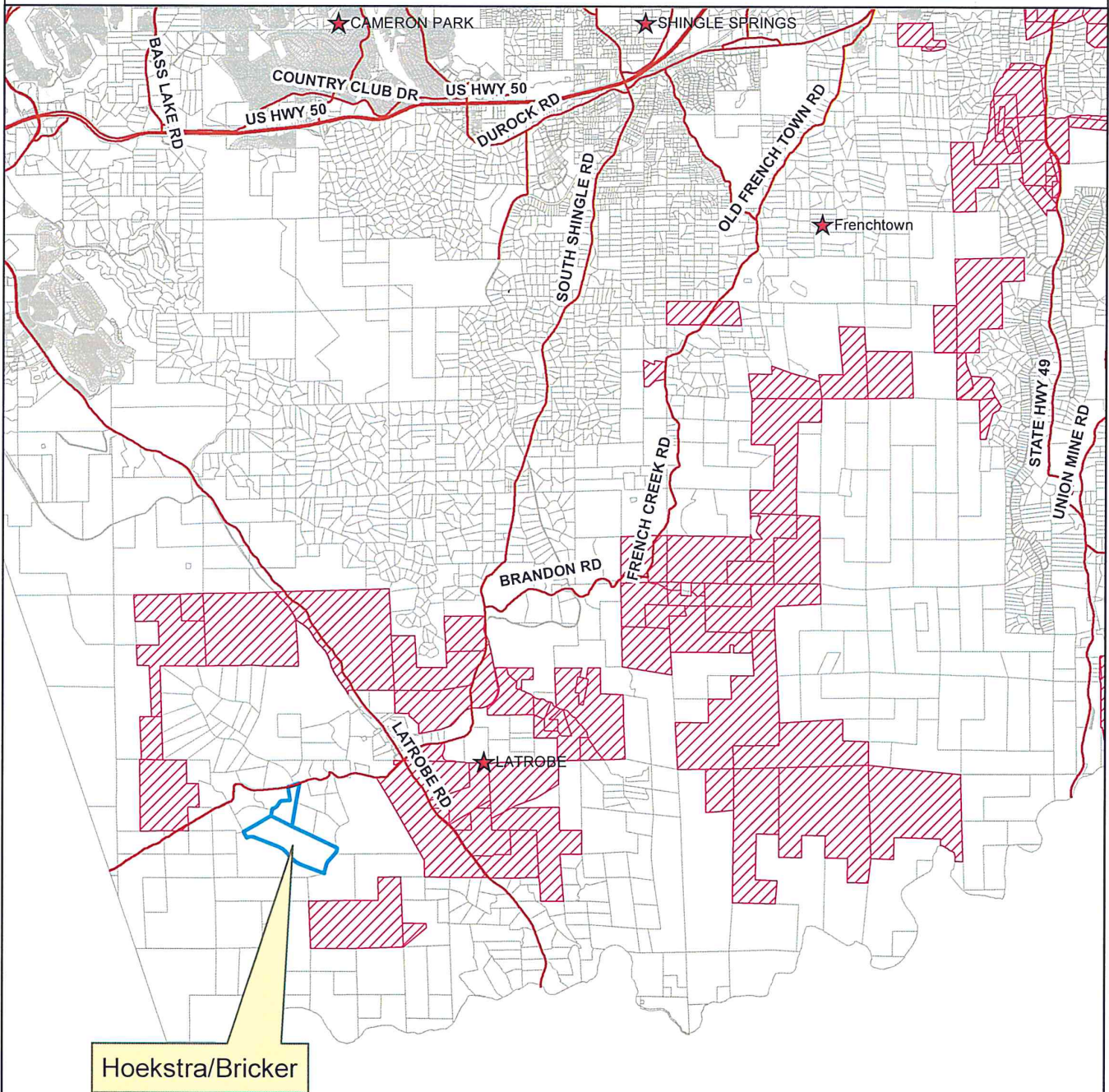
ANDERSON GREGORY J TR
7675 SETTLERS TRL
SHINGLE SPRINGS, CA 95682

HALL JERRY J
7601 SETTLERS TRL
SHINGLE SPRINGS, CA 95682

HODSON LAWRENCE S TR
8131 S SHINGLE RD
SHINGLE SPRINGS, CA 95682

HAUBNER GREGORY P TR
1127 CLEARVIEW DR
EL DORADO HILLS, CA 95762

Hoekstra/Bricker Proximity to Agricultural District

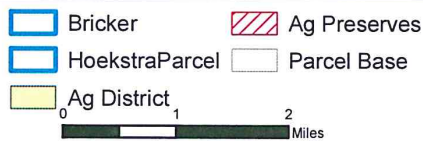


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MAP PREPARED BY: LeeAnne Silla DATE: December 21, 2018
PROJECT ID: C001454_9

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



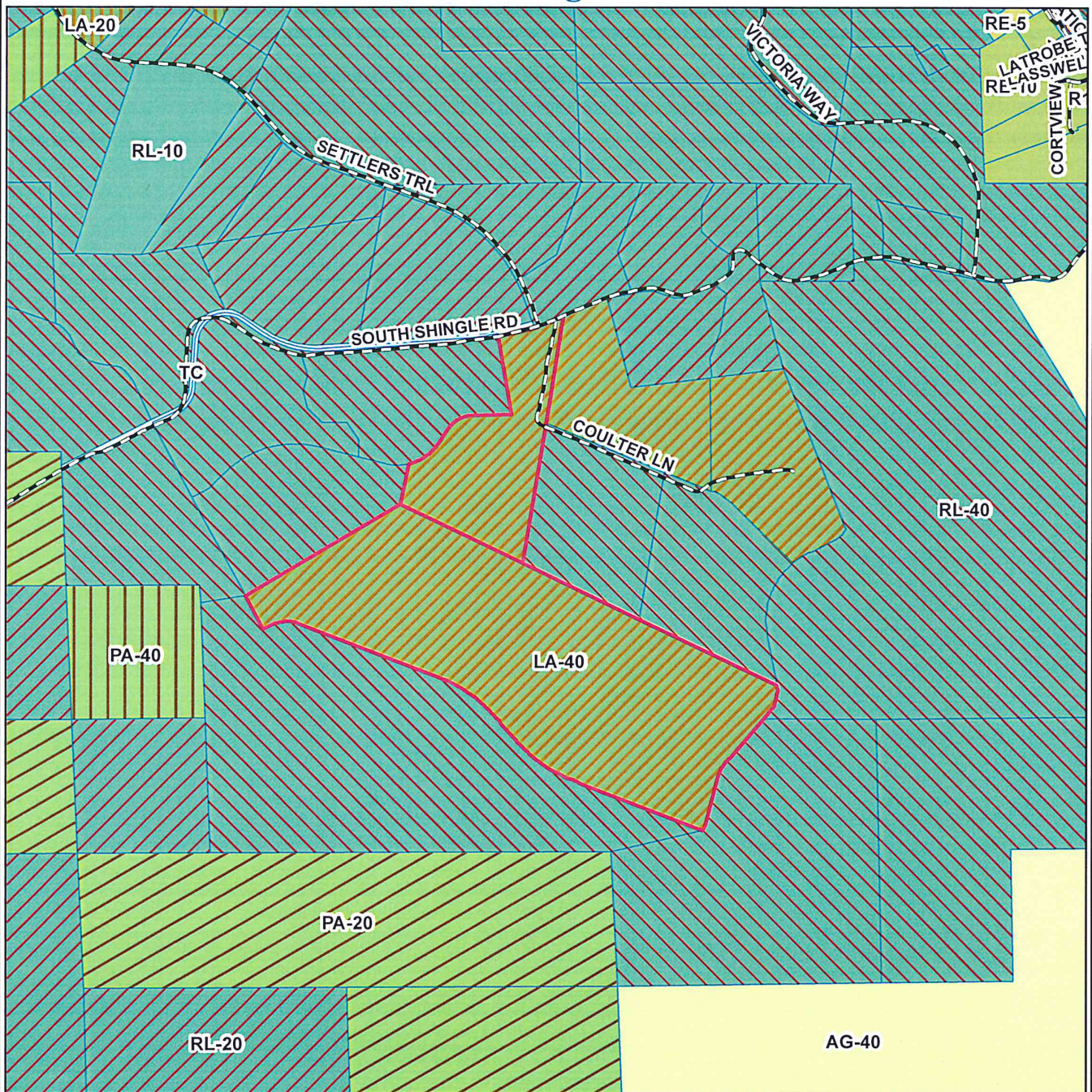
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Hoekstra/Bricker

Zoning



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MAP PREPARED BY: LeeAnne Mils

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

Roads Hoekstra Parcel
Bricker Parcel Base

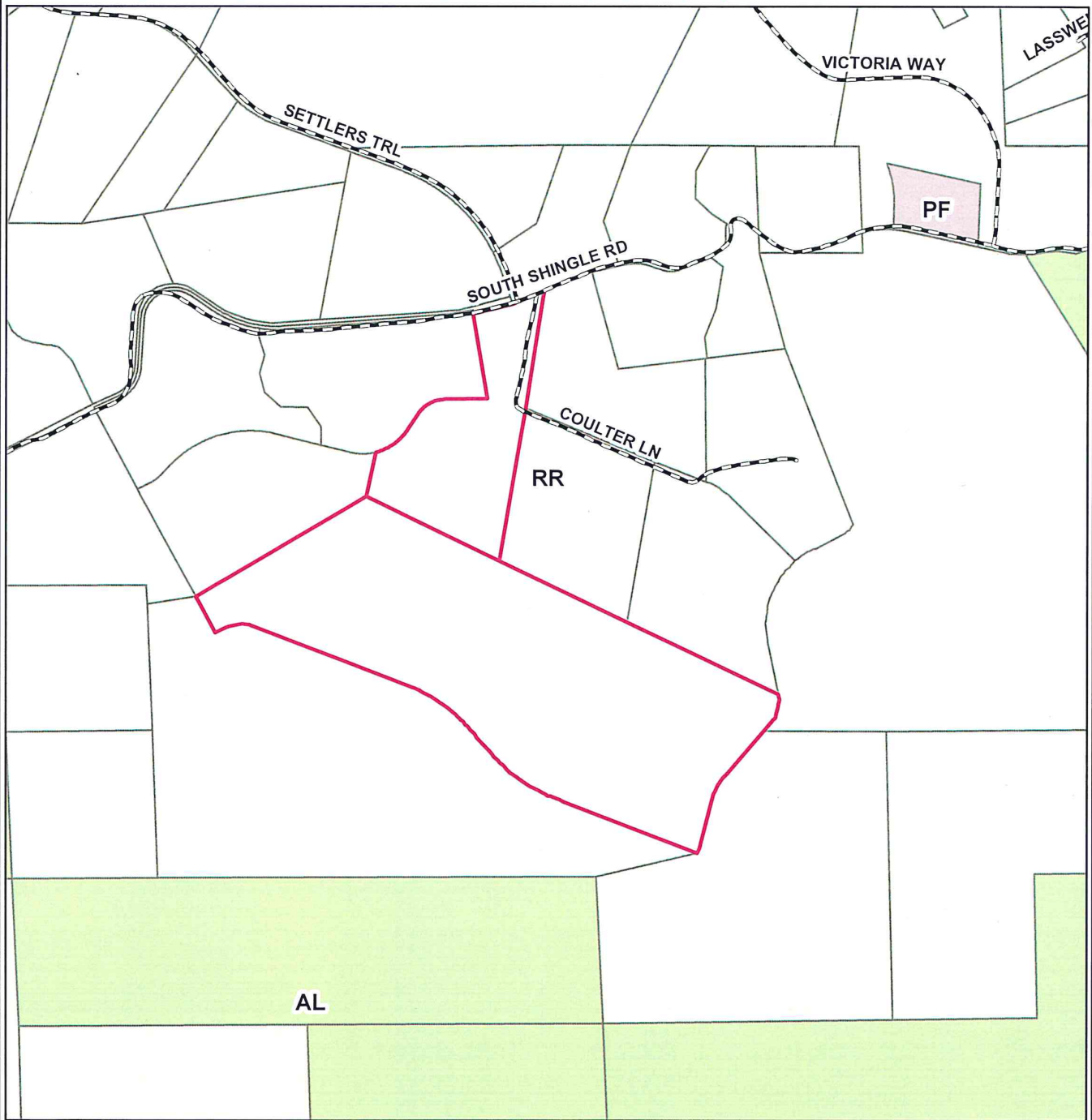


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Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Hoekstra/Bricker

Land Use 7-10-2018



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MAP PREPARED BY: LeeAnne Milla DATE: December 21, 2018

PROJECT ID: Cordellus, L

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

- Parcel Base
- Bricker
- Hoekstra Parcel
- Roads

- Agricultural Lands
- High Density Residential

- Public Facilities
- Rural Residential

0 1,000 2,000 Feet

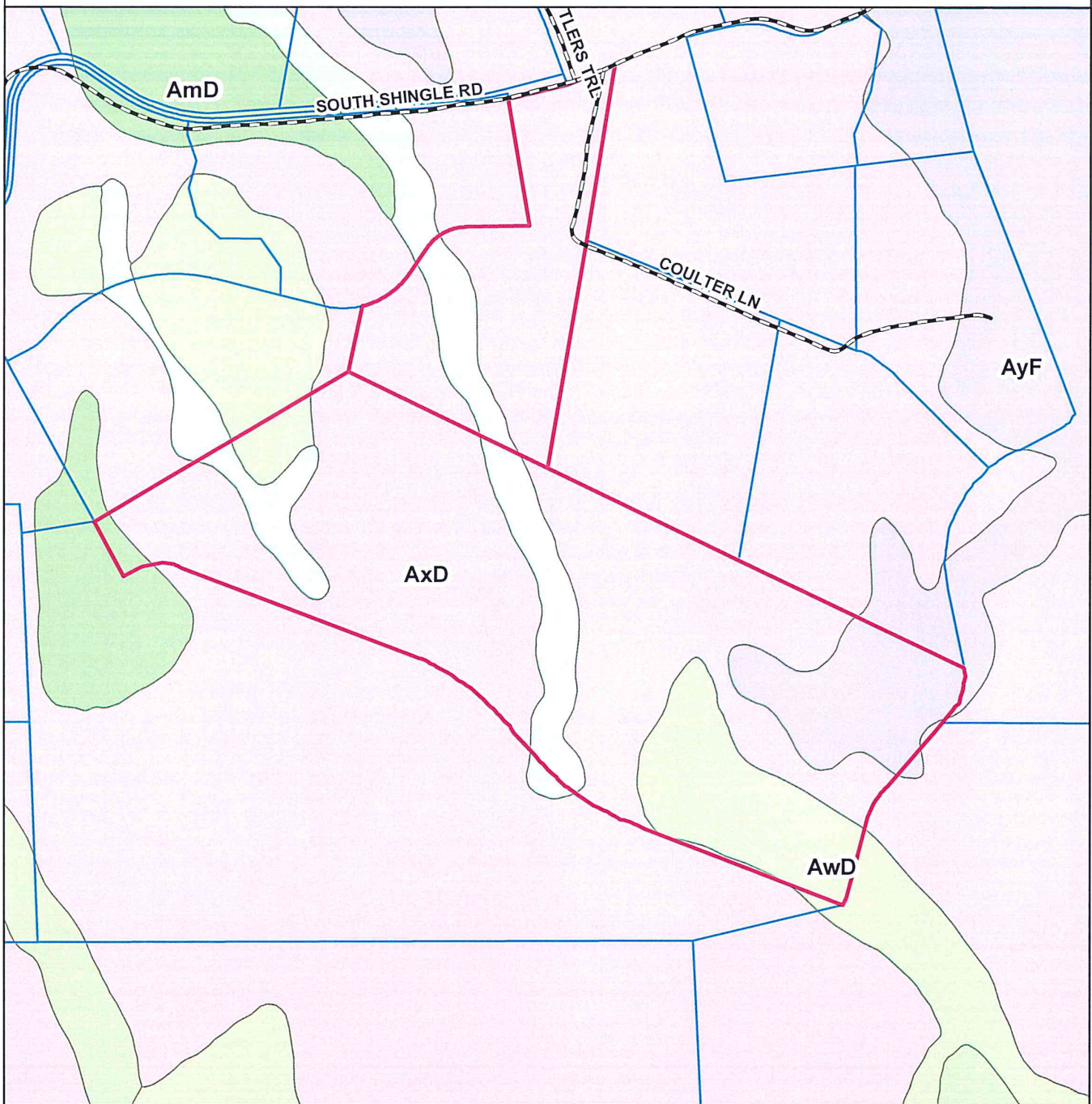
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(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Hoekstra/Bricker

Soils



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MAP PREPARED BY: LeeAnne Mile



Soils

- Argonaut gravelly loam, 2 to 15 percent slopes
- Argonaut very rocky loam, 3 to 30 percent slopes
- Auburn extremely rocky silt loam, 3 to 70 percent slopes

- Auburn silt loam, 2 to 30 percent slopes
- Auburn very rocky silt loam, 2 to 30 percent slopes
- Perkins gravelly loam, moderately deep variant, 2 to 5 percent slopes

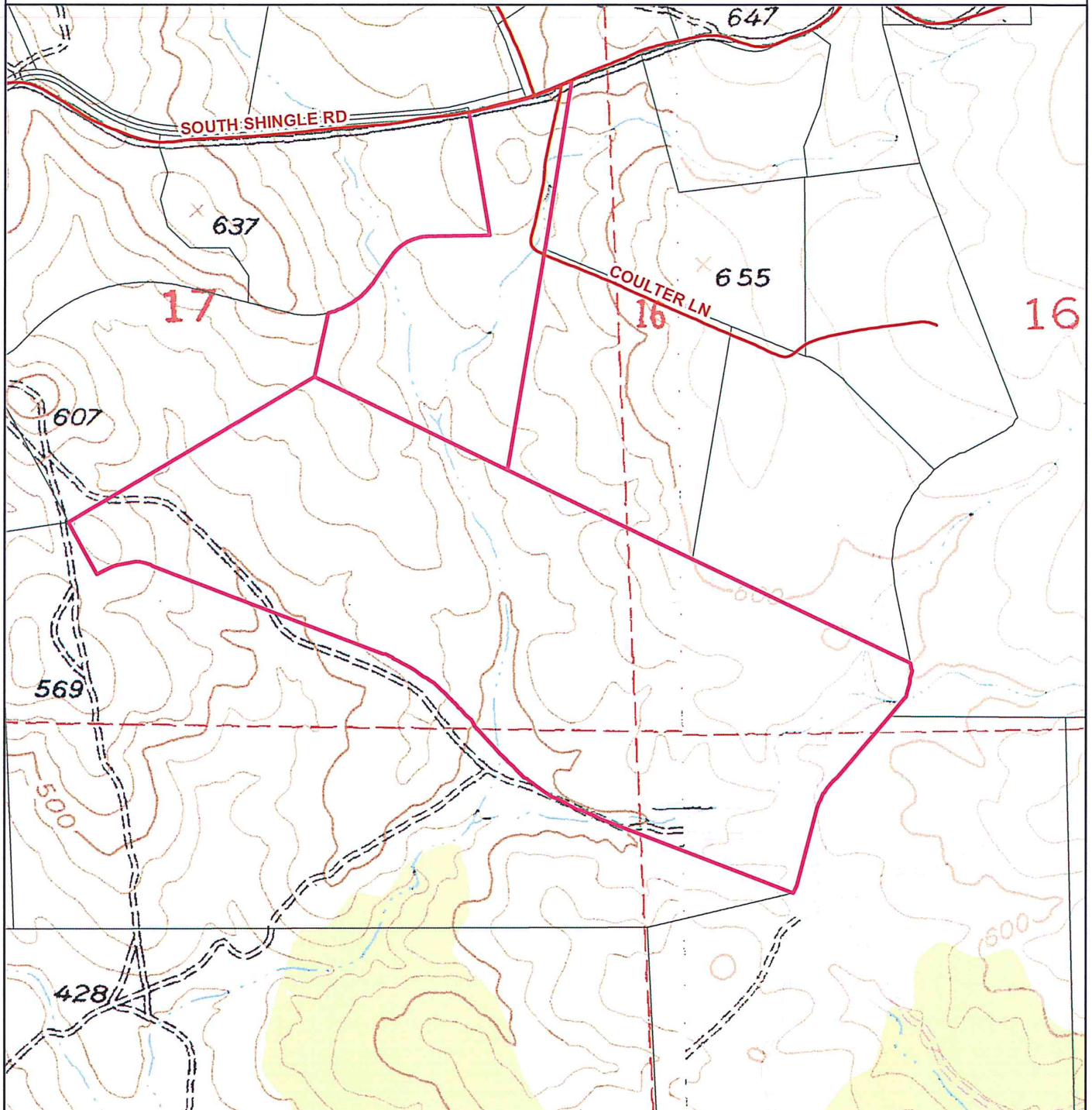
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Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Hoekstra/Bricker Topography



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MAP PREPARED BY: Lee Anne Miles

Legend

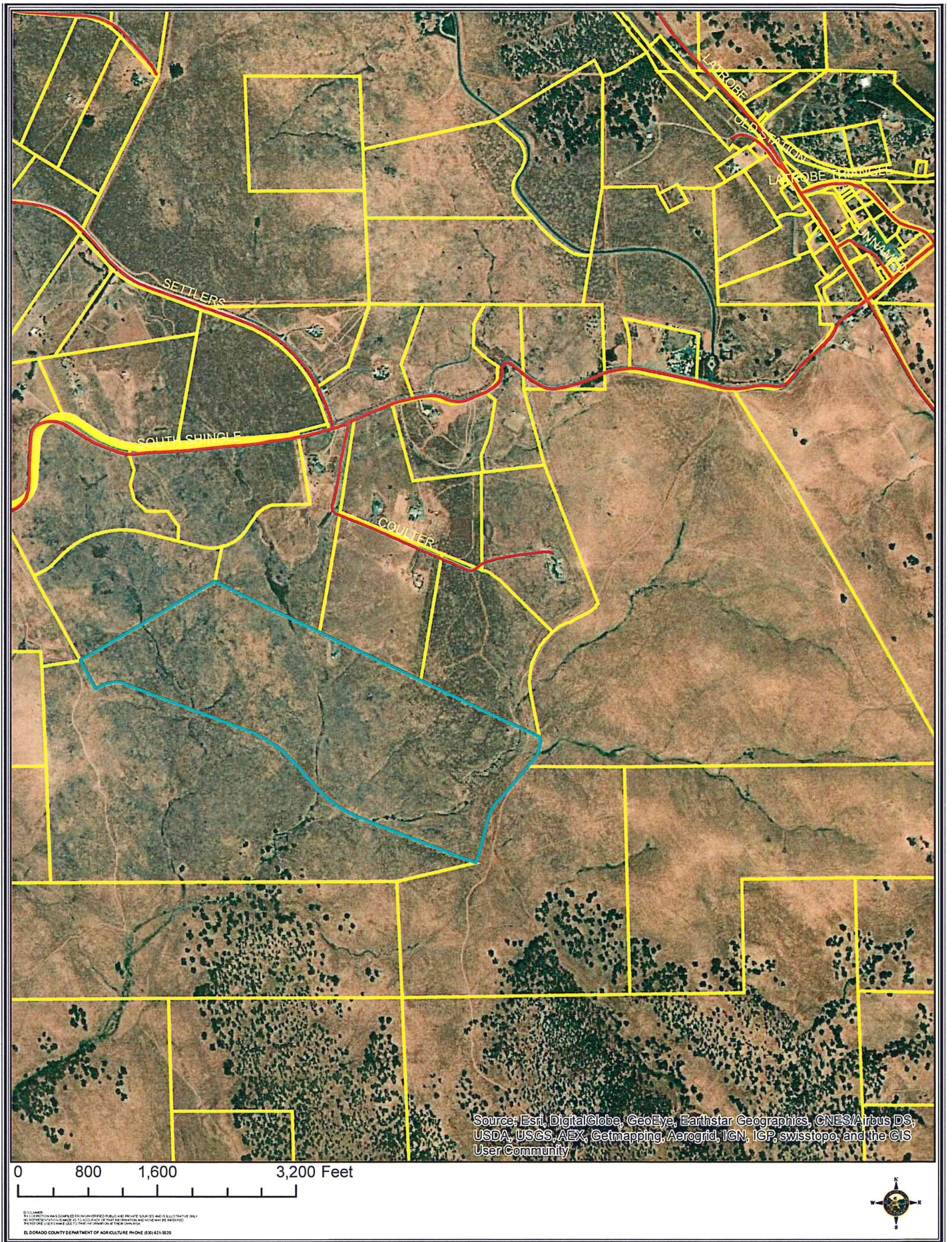
Parcels
 Bricker
 Hoekstra
 ~ Roads

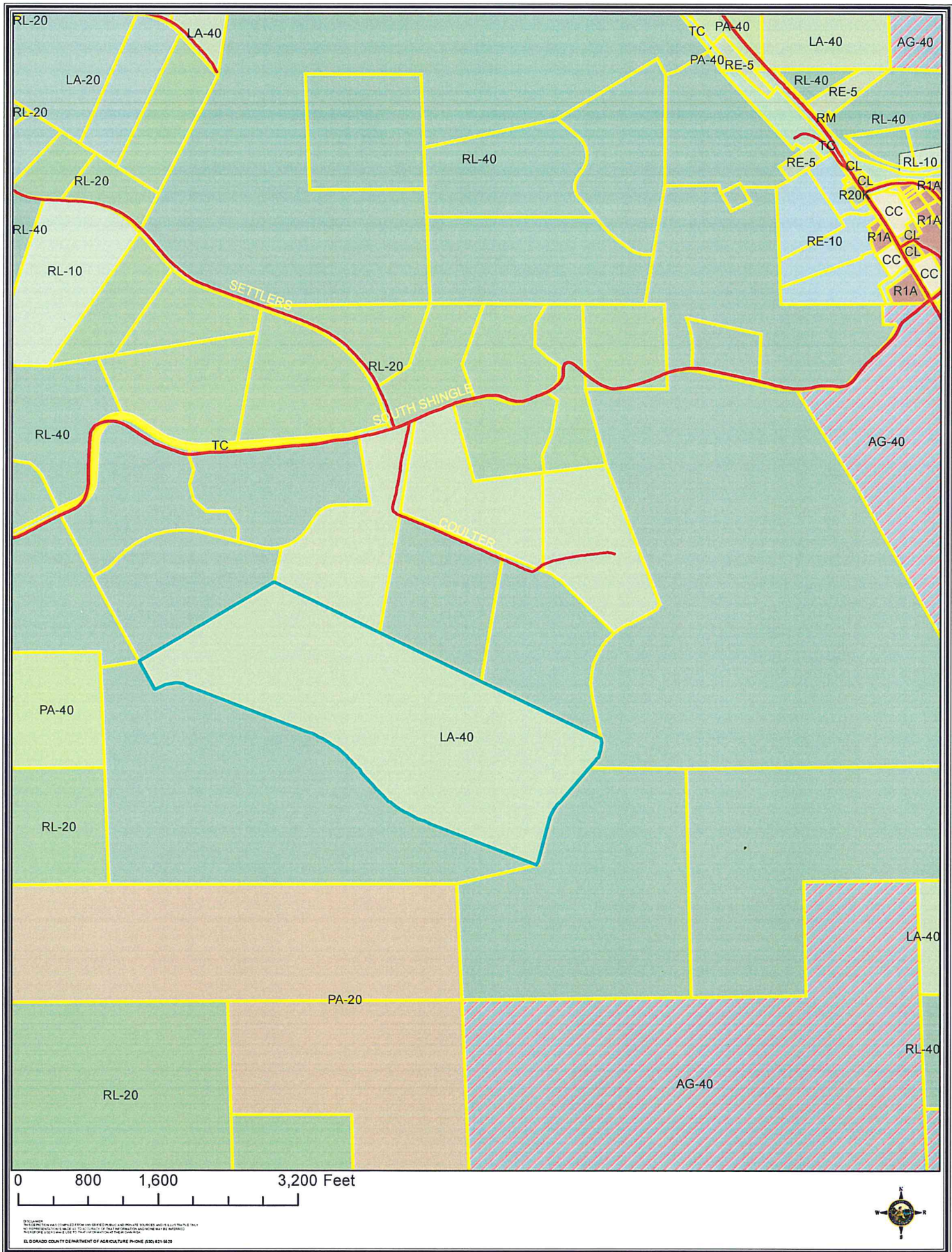
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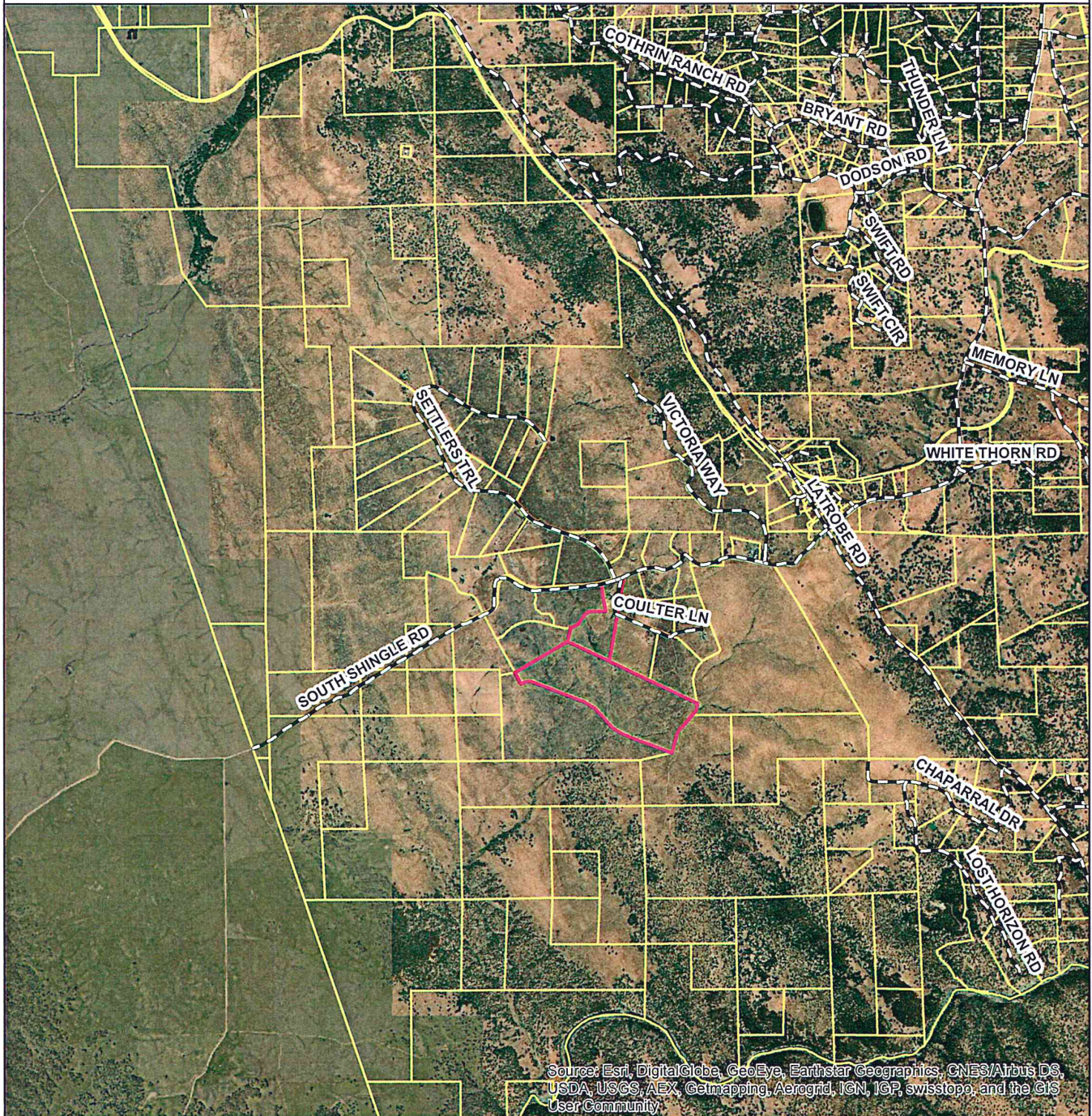
El Dorado County Agricultural Commission





Hoekstra/Bricker

Aerials: 2011



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MAP PREPARED BY: LeeAnne Mils DATE: December 21, 2018

PROJECT ID: Jackson_s

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

Legend

Parcel Base Bricker HoekstraParcel Roads

0 1,000 2,000 3,000 4,000 5,000 6,000 7,000 Feet



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission