



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

MEMORANDUM

DATE: May 20, 2019

TO: El Dorado County Agricultural Commissioners

FROM: Emma Carrico-Assistant Planner

SUBJECT: Hoekstra Zone Change and Tentative Subdivision Map
Z18-0002/TM18-1534
Assessor's Parcel Numbers: 087-030-36 & 087-030-47

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.

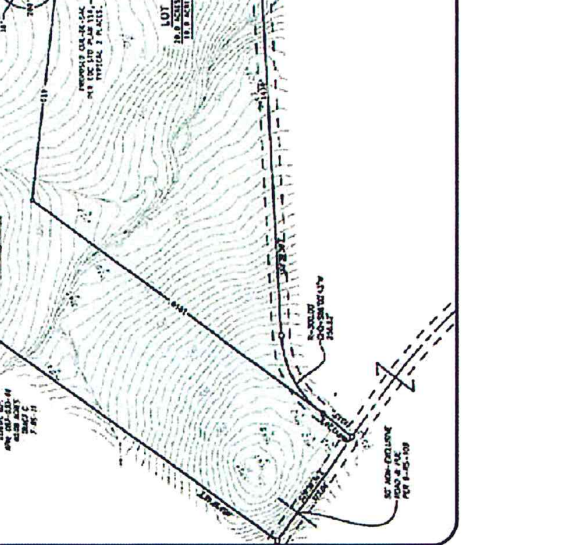
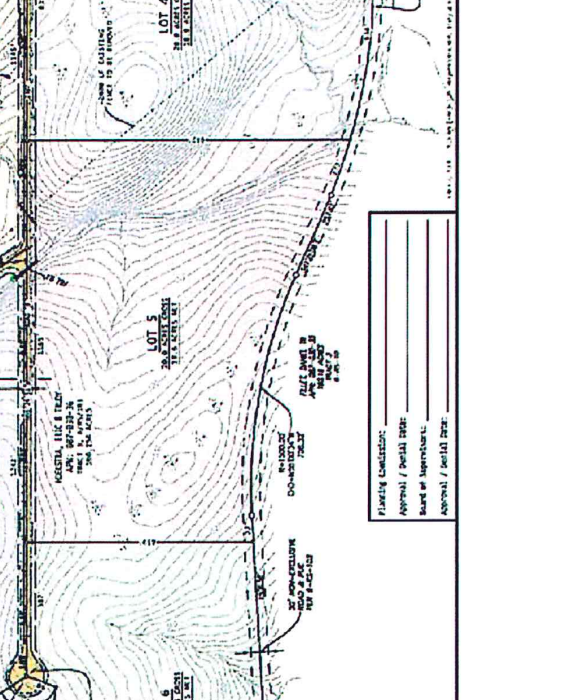
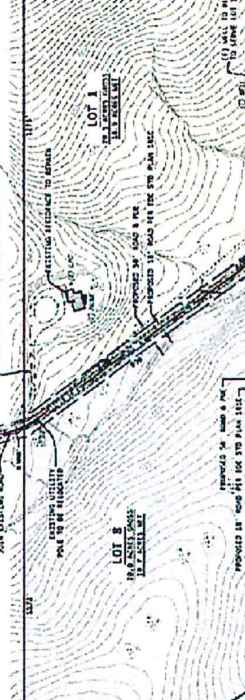
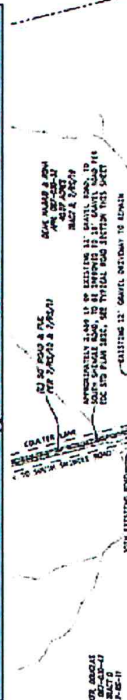
Please direct the Agricultural Commission to review the application and provide recommendations.

Sincerely,

Emma Carrico, Assistant Planner

This map displays the Fort Belknap National Monument area, highlighting various land parcels and geographical features. The monument's boundary is outlined in red. Key roads include Settlers, South Shingle, and Coulter. Several parcels are labeled with numbers such as 08719017, 08719018, 08719034, 08719033, 08719021, 08719020, 08703077, 08703076, 08703080, 08703008, 08703042, 08719022, 08719023, 08703073, 08703074, 08703047, 08703049, 08703078, 08703079, 08703050, 08703069, 08703046, 08703044, 08703052, 08703051, 08703036, 08703035, 08703006, 08703061, 08703072, 08703062, 08703063, 08705023, 08703017, and 08703070. Other labels include NP143241, NP143255, NP143248, NP143249, and NP143250. The map also shows 'Farmland of Local Importance' in pink and 'Grazing Land' in yellow. A scale bar at the bottom indicates distances from 0 to 0.4 miles. A north arrow is located in the top right corner.

19-0947 B PLANNING REQUEST 3 of 5

[illegible]



2018 MAR -9 PM 4:23
 RECEIVED
 PLANNING DEPARTMENT

FILE # 218-0002

EL DORADO COUNTY PLANNING SERVICES
ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION

ASSESSOR'S PARCEL NO.(S) 087-030-36 & 087-030-47

PROJECT NAME/REQUEST: (Describe proposed use) Hoekstra / Bricker Rezone. Rezone both parcels from LA-40 DC to LA-20 DC.

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From LA-40 DC to LA-20 DC IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Eric & Trudy Hoekstra
 Mailing Address 445 Amhurst Circle, Folsom, CA 95630
 Phone 916-201-08141 FAX trudy.hoekstra@yahoo.com

PROPERTY OWNER (APN: 087-030-36) Eric & Trudy Hoekstra
 Mailing Address 445 Amhurst Circle, Folsom, CA 95630
 Phone 916-201-08141 FAX trudy.hoekstra@yahoo.com

ADDITIONAL PROPERTY OWNERS ARE LISTED ON A SEPERATE SHEET, SEE ATTACHED

ENGINEER/ARCHITECT Lebeck Young Engineering, Inc.
 Mailing Address 3430 Robin Lane, Cameron Park, CA 95682
 Phone 530-677-4080 FAX Bobbie@lebeckyoung.com

LOCATION: The property is located on the Southwest side of Coulter Lane
 N / E / W / S street or road

2,435 feet feet/miles South of the intersection with South Shingle Road
 N / E / W / S major street or road

in the Latrobe area. PROPERTY SIZE 160.254 ac & 40.125 ac
 acreage / square footage

x [Signature] [Signature] Date 3/4/18
 Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 3/9/2018 Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____
 Zoning 2A-40 GPD RA Supervisor Dist 2 Sec/Twn/Rng _____

ACTION BY: ☐ PLANNING COMMISSION.

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

☐ Approved ☐ Denied (Findings and/or conditions attached)

☐ Approved ☐ Denied (Findings and/or conditions attached)

Executive Secretary _____

Executive Secretary _____

(Revised 07/07)

Z18-0002/TM18-1534