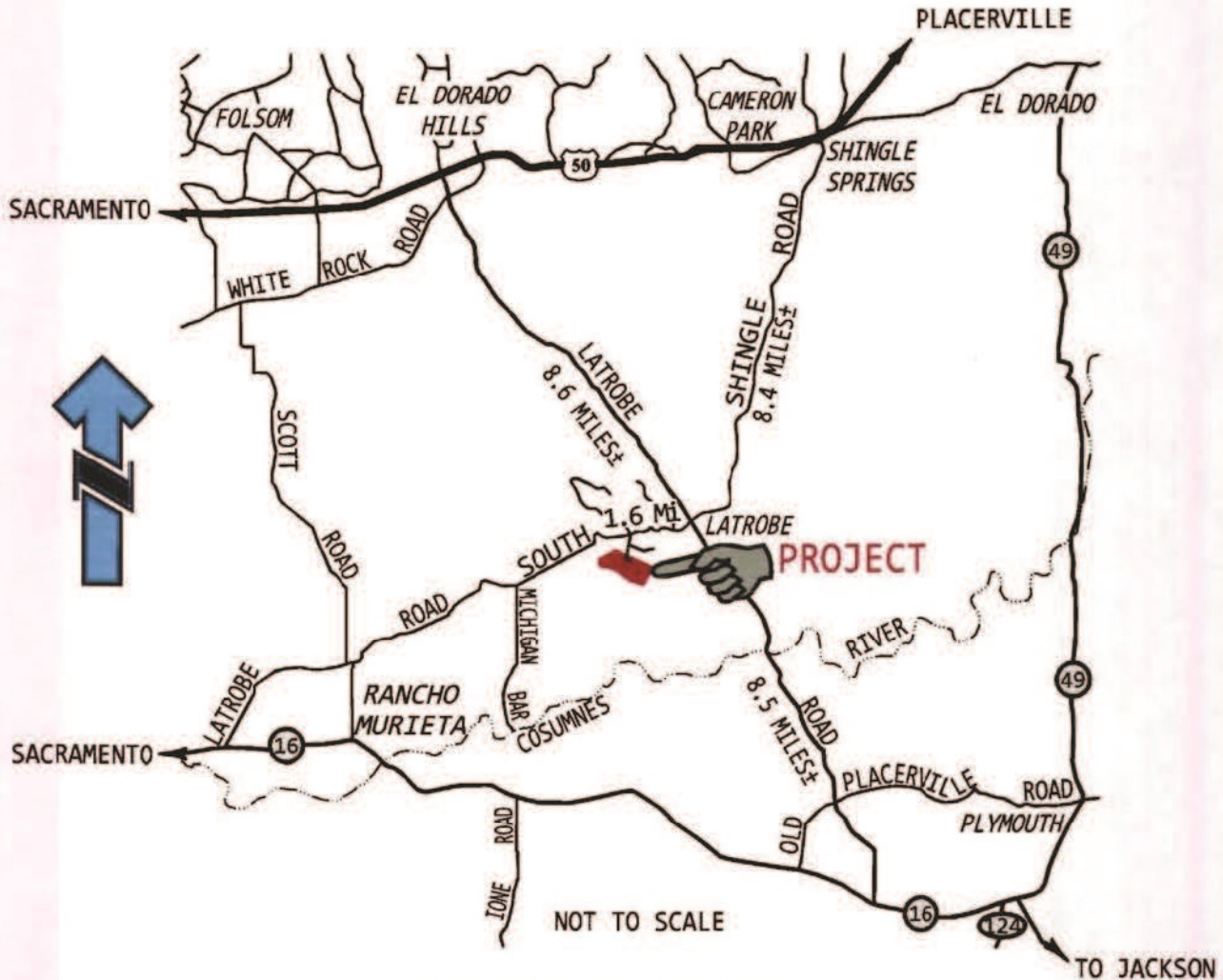


Hoekstra Parcel Map

TRACT 3, 6 / RS / 103, APN: 087-030-36
PORTIONS OF SECTIONS 16, 17, 20 & 21, T.8N, R.9E. M.D.M.
EL DORADO COUNTY, CA
October 2019



VICINITY MAP

NOT TO SCALE

NAME OF APPLICANT:

Eric & Trudy Hoekstra
445 Amhurst Circle
Folsom, CA 95630
PH: 916-201-08141
Contact: Trudy Hoekstra

OWNER OF RECORD:

Eric & Trudy Hoekstra
445 Amhurst Circle
Folsom, CA 95630
PH: 916-201-08141
Contact: Trudy Hoekstra



LEBECK • YOUNG ENGINEERING, INC.

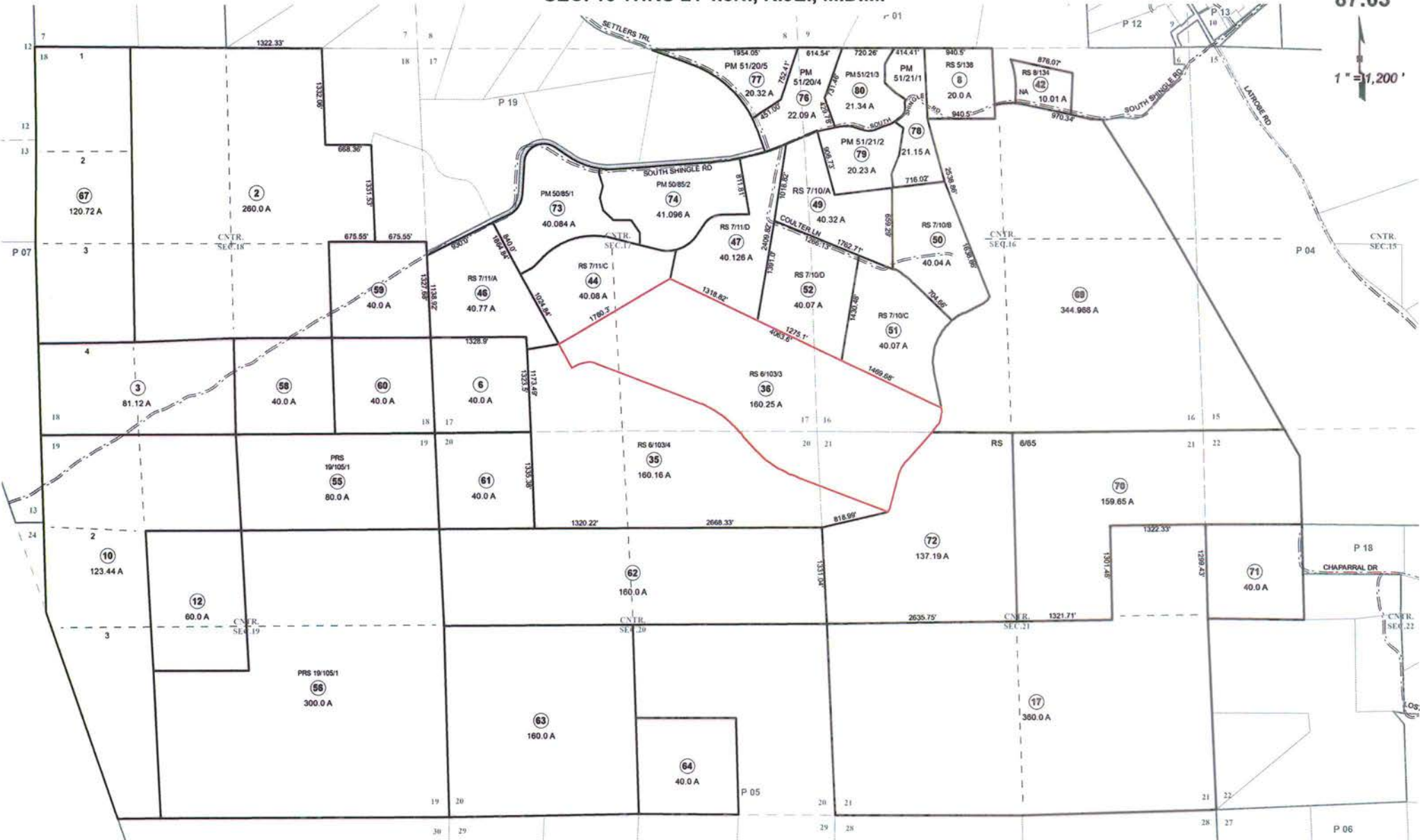
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682

Ph. (530) 677-4080 Fax. (530) 677-4096

P19-0010 Exhibit A: Location Map

SEC. 16 THRU 21 T.8N., R.9E., M.D.M.

87:03



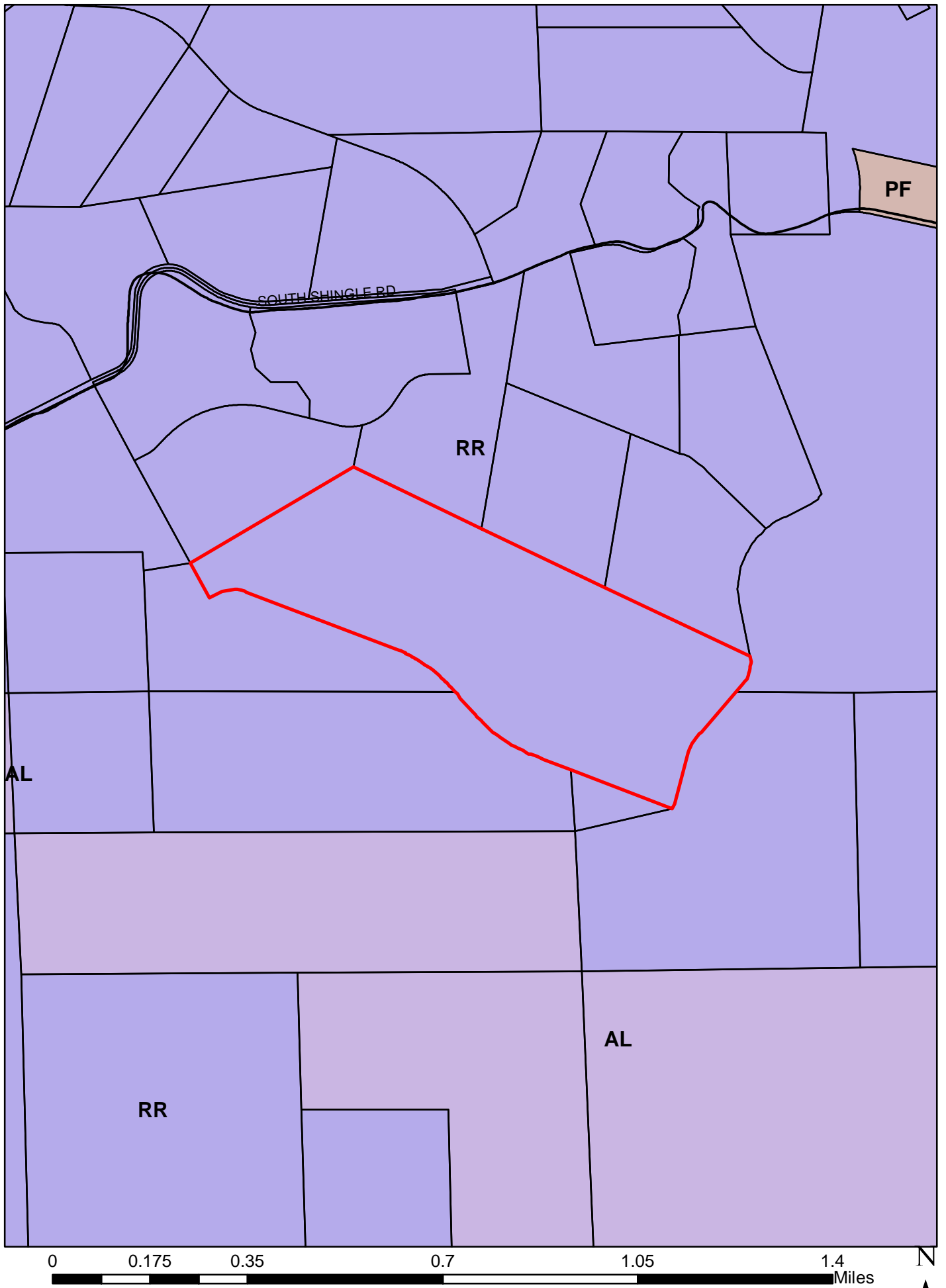
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

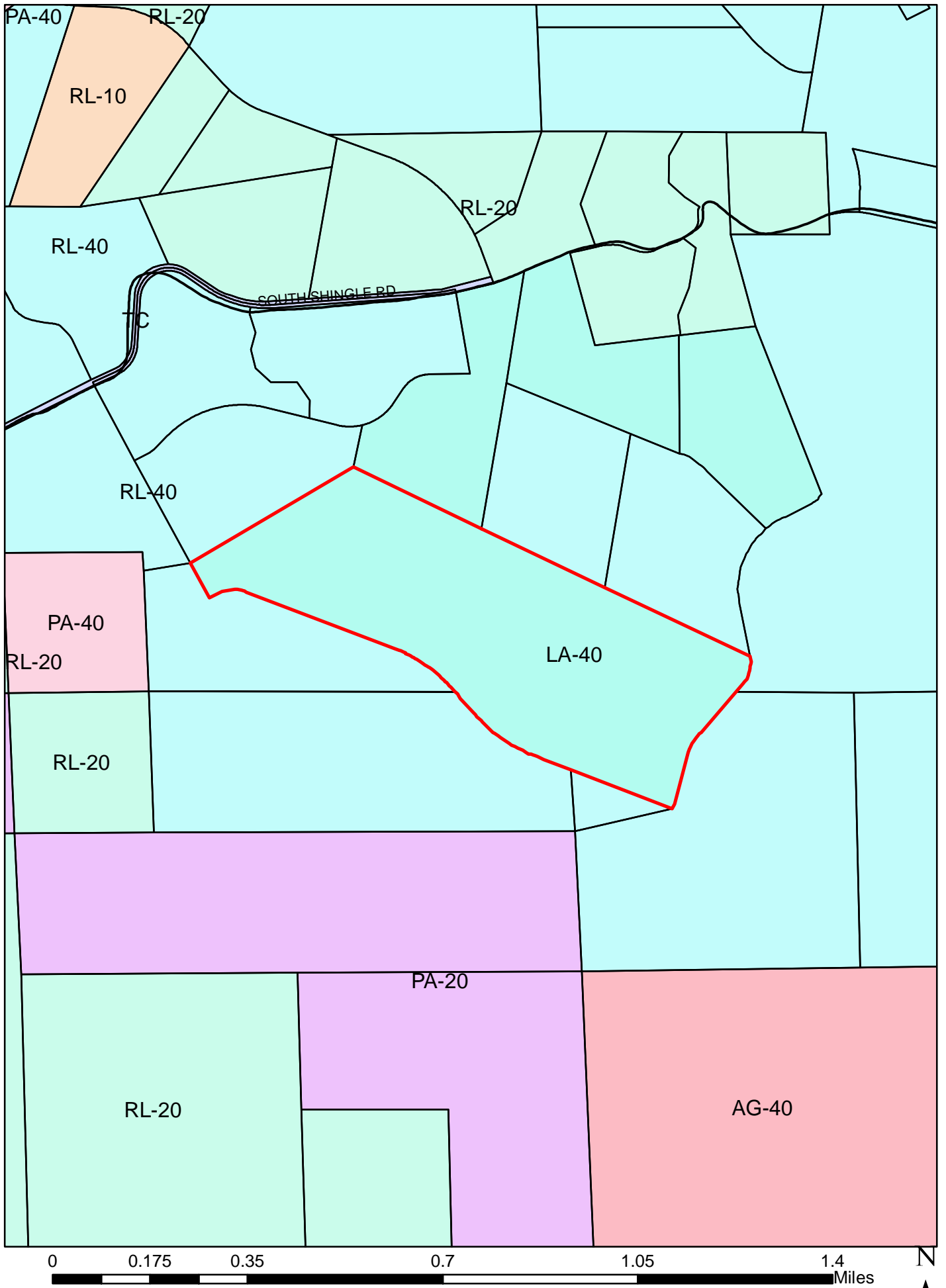
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. NOV 20, 2014

Assessor's Map Bk. 087, Pg. 03
County of El Dorado, CA



P19-0010 Exhibit C: General Plan Land Use Designation Map



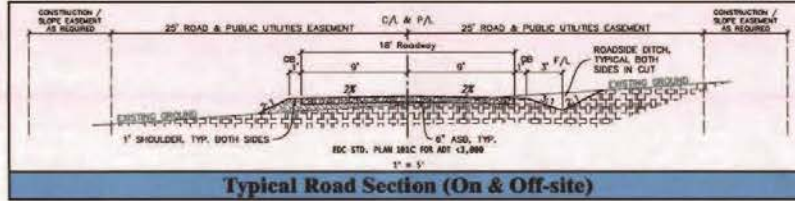
P19-0010 Exhibit D: Zoning Map



Abbreviations

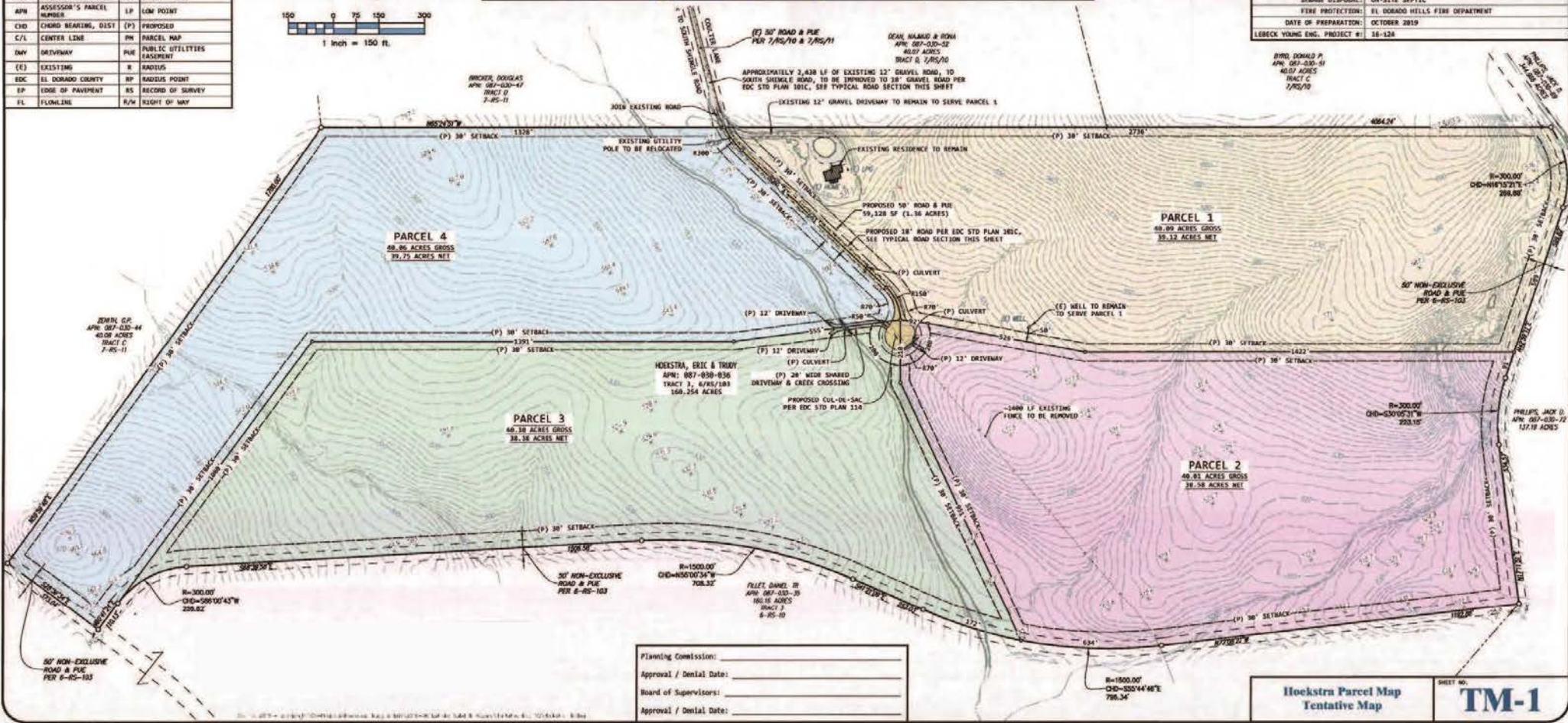
AB	AGGREGATE BASE	HP	HIGH POINT
AC	ASPHALT CONCRETE	INTX	INTERSECTION
ASB	AGGREGATE SUB-BASE	UP	UTILITY POLE
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
CHD	CHORD BEARING, DIST	(P)	PROPOSED
C/L	CENTER LINE	PM	PARCEL MAP
DAY	DRIVEWAY	PUH	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	RADIUS
EDC	EL DORADO COUNTY	RP	RADIUS POINT
EP	EDGE OF PAVEMENT	RS	RECORD OF SURVEY
EL	ELEVATION	R/W	RIGHT OF WAY

TENTATIVE MAP
Hoekstra Parcel Map
 TRACT 3, 6 / RS / 103, APN: 087-030-036
 PORTIONS OF SECTIONS 16, 17, 20 & 21, T.8N, R.9E, M.D.M.
 EL DORADO COUNTY, CA
 March 2018, Revised October 2019



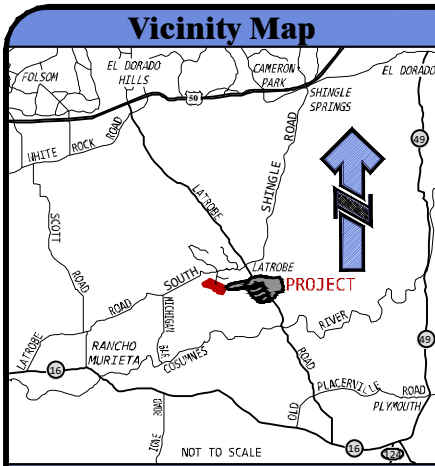
Project Data

OWNER:	Eric & Trudy Hoekstra 445 Ashurst Circle Folsom, CA 95638 Phone: (916) 281-6841 trudy.hoekstra@gmail.com
APPLICANT:	Eric & Trudy Hoekstra 445 Ashurst Circle Folsom, CA 95638 Phone: (916) 281-6841 trudy.hoekstra@gmail.com
PREPARED BY:	LEBECK & YOUNG ENGINEERS/PLANNERS, INC. 10000 Folsom Blvd., Suite 200 Folsom, CA 95630 Phone: (916) 452-1100 lebeckyoung.com
SCALE:	1" = 150'
CONTOUR INTERVAL:	2 FEET
SOURCE OF TOPOGRAPHY:	AERIAL TOPOGRAPHIC SURVEY, DATED JUNE 17, 2017
SECTION, TOWNSHIP AND RANGE:	A PORTION OF SECTIONS 16, 17, 20 & 21 T.8N, R.9E, M.D.M.
ASSESSOR'S PARCEL NUMBER:	087-030-036
PRESENT LAND USE DESIGNATION:	RURAL RESIDENTIAL
PROPOSED LAND USE DESIGNATION:	RURAL RESIDENTIAL
PRESENT ZONING:	LA-40 DC
PROPOSED ZONING:	LA-40 DC
TOTAL AREA:	168,254 ACRES
TOTAL # OF PARCELS:	EXISTING: 1 PARCEL, PROPOSED: 4 PARCELS
MINIMUM PARCEL AREA:	48 ACRES
WATER SUPPLY:	PRIVATE WELL
SEWAGE DISPOSAL:	ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO HELLS FIRE DEPARTMENT
DATE OF PREPARATION:	OCTOBER 2019
LEBECK YOUNG ENG. PROJECT #:	18-124



Planning Commission: _____
 Approval / Denial Date: _____
 Board of Supervisors: _____
 Approval / Denial Date: _____

P19-0010 Exhibit E: Tentative Parcel Map



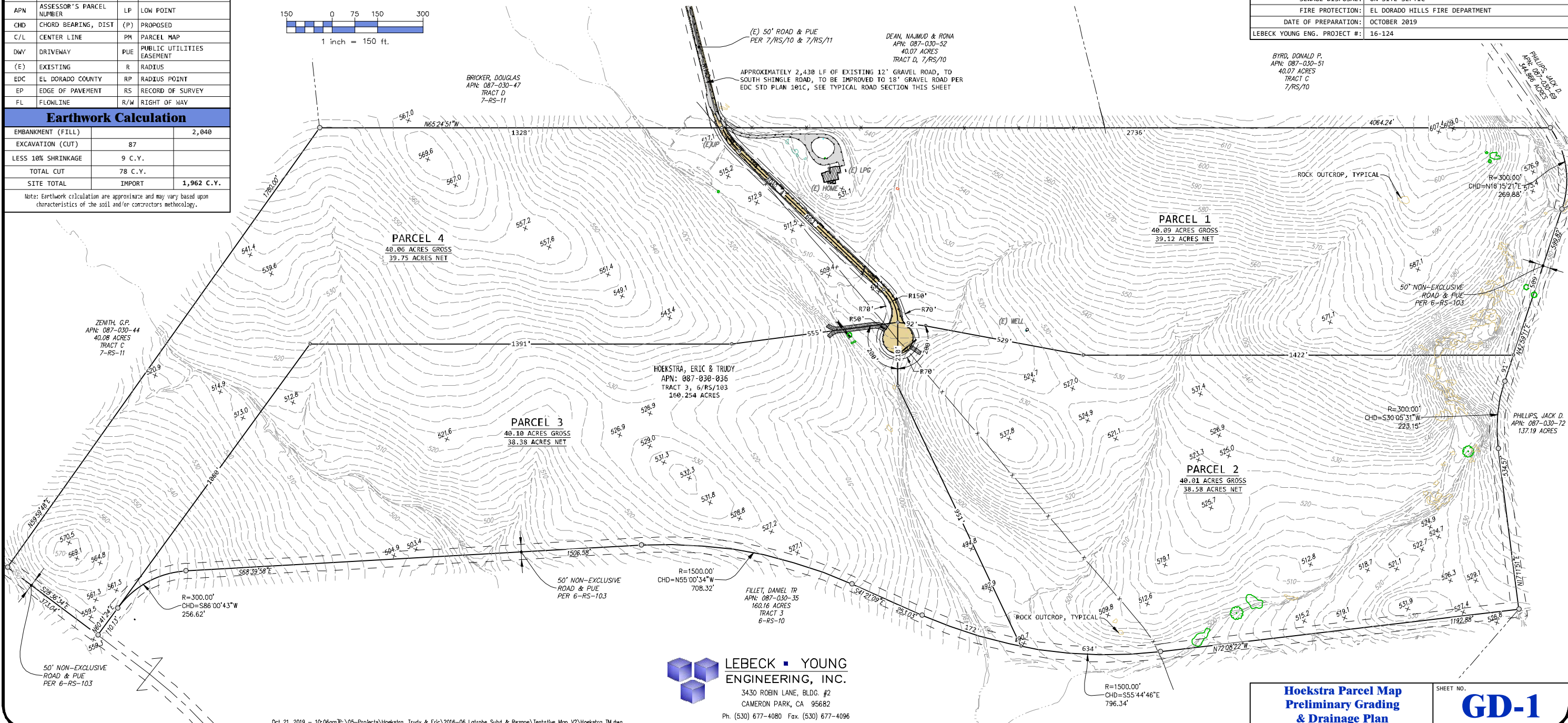
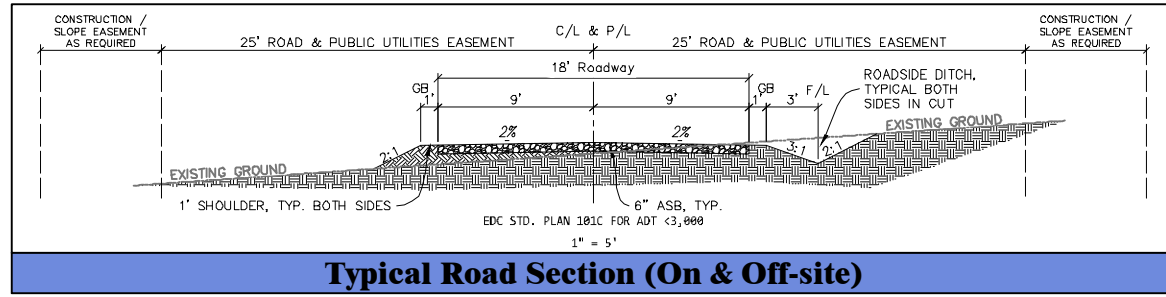
PRELIMINARY GRADING & DRAINAGE PLAN
Hoekstra Parcel Map
TRACT 3, 6 / RS / 103, APN: 087-030-036
PORTIONS OF SECTIONS 16, 17, 20 & 21, T.8N, R.9E. M.D.M.
EL DORADO COUNTY, CA
March 2018, Revised October 2019

Project Data	
OWNER:	Eric & Trudy Hoekstra 445 Amhurst Circle Folsom, CA. 95630 Phone: (916) 201-0841 Trudy.hoekstra@yahoo.com
APPLICANT:	Eric & Trudy Hoekstra 445 Amhurst Circle Folsom, CA. 95630 Phone: (916) 201-0841 Trudy.hoekstra@yahoo.com
PREPARED BY:	LEBECK • YOUNG ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 PH. 530-677-4080 FAX. 530-677-4096
SCALE:	1" = 150'
CONTOUR INTERVAL:	2 FEET
SOURCE OF TOPOGRAPHY:	AERIAL TOPOGRAPHIC SURVEY, DATED JUNE 17, 2017
SECTION, TOWNSHIP AND RANGE:	A PORTION OF SECTIONS 16, 17, 20 & 21 T.8N, R.9E. M.D.M.
ASSESSOR'S PARCEL NUMBER:	087-030-036
PRESENT LAND USE DESIGNATION:	RURAL RESIDENTIAL
PROPOSED LAND USE DESIGNATION:	RURAL RESIDENTIAL
PRESENT ZONING:	LA-40 DC
PROPOSED ZONING:	LA-40 DC
TOTAL AREA:	160.254 ACRES
TOTAL # OF PARCELS:	EXISTING: 1 PARCEL, PROPOSED: 4 PARCELS
MINIMUM PARCEL AREA:	40 ACRES
WATER SUPPLY:	PRIVATE WELL
SEWAGE DISPOSAL:	ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO HILLS FIRE DEPARTMENT
DATE OF PREPARATION:	OCTOBER 2019
LEBECK YOUNG ENG. PROJECT #:	16-124

Abbreviations			
AB	AGGREGATE BASE	HP	HIGH POINT
AC	ASPHALT CONCRETE	INTX	INTERSECTION
ASB	AGGREGATE SUB-BASE	UP	UTILITY POLE
APN	ASSESSOR'S PARCEL NUMBER	LP	LOW POINT
CHD	CHORD BEARINGS, DIST	(P)	PROPOSED
C/L	CENTER LINE	PM	PARCEL MAP
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	RADIUS
EDC	EL DORADO COUNTY	RP	RADIUS POINT
EP	EDGE OF PAVEMENT	RS	RECORD OF SURVEY
FL	FLOWLINE	R/W	RIGHT OF WAY

Earthwork Calculation			
EMBANKMENT (FILL)			2,040
EXCAVATION (CUT)	87		
LESS 10% SHRINKAGE	9 C.Y.		
TOTAL CUT	78 C.Y.		
SITE TOTAL	IMPORT		1,962 C.Y.

Note: Earthwork calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.



**LEBECK • YOUNG
ENGINEERING, INC.**
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95682
 Ph. (530) 677-4080 Fax. (530) 677-4096

**Hoekstra Parcel Map
Preliminary Grading
& Drainage Plan**

SHEET NO. **GD-1**

Oct 21, 2019 - 10:06am J:\05-Projects\Hoekstra, Trudy & Eric\2016-06 Latrobe Subd & Rezone\Tentative Map V2\Hoekstra TM.dwg



AGRICULTURAL COMMISSION

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

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

MEMORANDUM

DATE: June 12, 2019
TO: Development Services/Planning
FROM: Greg Boeger, Chair
Subject: Hoekstra Zone Change and Tentative Subdivision Map Z18-0002/TM18-1534 Assessor's Parcel Numbers: 087-030-36 & 087-030-47

During the Agricultural Commission's regularly scheduled meeting held on June 12, 2019 the Commission reviewed the following request from Planning:

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 considerations justify the creation of smaller parcels for development 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 parcels and the agricultural activities in the area. Commissioner Tim Nielsen went on the site visit to assist with grazing issues as addressed in the Land Use Map used in the 1996 General Plan.

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.***

Chair Boeger opened the item up for discussion and addressed the public for comment; El Dorado County Assistant Planner Emma Carrico and the applicants, Eric and Trudy Hoekstra addressed the Commission. A memo from Commission member Bill Draper was read into the record regarding water availability, 20 acre proposal not being enough for grazing, and the need to maintain buffering with 40 acre parcels.

It was moved by Commissioner Neilsen and seconded by Commissioner Bacchi to recommend DENIAL of the Tentative Subdivision Map following staff's recommendations as stated above. These parcels have historically been categorized as grazing lands in the Land Use Map for the 1996 General Plan and the 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.

Motion passed:

AYES: Walker, Mansfield, Boeger, Neilsen, Bacchi, Bolster
NOES: None
ABSENT: Draper
ABSTAIN: None



EL DORADO COUNTY DEPARTMENT OF AGRICULTURE
WEIGHTS AND MEASURES

INTER OFFICE MEMORANDUM

April 22, 2020

TO: Tom Purciel, Project Planner

FROM: Charlene Carveth, Agricultural Commissioner/Sealer *CC*

SUBJECT: P19-0010/Hoekstra Tentative Parcel Map
APN: 087-030-036, a 160 acre parcel, zoned Limited Agriculture (LA-40),
Rural Residential Land Use Designation

The project is a request for a four-parcel tentative parcel map consisting of four lots of 40.09 acres, 40.01 acres, 40.10 acres and 40.06 acres from an existing 160 acre parcel.

The previously submitted project that had requested a rezone from LA-40 to LA-20 and an eight lot tentative subdivision map was reviewed by the Agricultural Commission on June 12, 2019 with a recommendation of denial of the project. The relevant General Plan Policies and reasoning for the previous denial and discussion of the new request are as follows:

Policy 8.1.2.2 Some lands within the 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.

This parcel has 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 with a minimum of 40 acres.

While the previously submitted eight lot subdivision map with 20 acre parcels did not meet Policy 8.1.2.2, the current request for a four-parcel tentative parcel map with lots of at least 40 acres does meet the policy and are capable of sustaining commercial grazing.

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

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.

The previous request asked for a rezone and the proposed 20 acre parcel size did not meet Policy 8.1.2.2. The current request would keep the existing LA-40 zoning, requests a 40 acre minimum parcel size and would meet the requirements of Policy 8.1.2.2.

- 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.

The previous request asked for 20 acre parcel sizes. This created an island as the majority of the parcels to the north were 40 acre parcels, and the parcels to the south ranged from 137 acres to 160 acres. The current request would no longer create an island as the proposed 40 acre parcels would be equal size to the parcels to the north.

- 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.

While the previous request for 20 acre parcels was significantly smaller than surrounding parcels the current request for 40 acre parcels would maintain the buffering effect to the larger parcels to the south and still be capable of sustaining commercial grazing.

The current project request meets policies 8.1.2.2 and 8.1.4.1 and satisfies the concerns of the Agricultural Commission June 12, 2019 meeting therefore does not require further review by the Agricultural Commission.