



## Agricultural Commission Staff Report

Date: December 5, 2023  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Agricultural Commissioner  
Subject : **P23-0006 Hackomiller Parcel Map**  
**Assessor's Parcel Number: 088-021-040-000**

### Planning Request and Project Description:

Planning Division is requesting a determination from the Agricultural Commission on whether the proposed project, P23-0006 (APN 088-021-040-000), is consistent and compliant with Chapter 8, Agriculture and Forestry Element, in the County General Plan. Please provide determination of the proposed project's consistency with the General Plan Policy 8.1.2.2.

The applicant's parcel, APN 088-021-040-000, is 169.85 acres and zoned Planned Agriculture - 20 Acres (PA-20). The 101-acre parcel located to the south (088-021-052-000) is also zoned PA-20. Across Hackomiller Road, to the west, the 62-acre parcel (088-021-043-000) is zoned Agricultural Grazing – 40 Acres (AG-40). The 20-acre parcel located to the northeast (060-041-005-000) is zoned Limited Agriculture – 10 Acres (LA-10).

There are several approximately 20-acre parcels to the north (060-440-025-000, 060-440-047-000, 060-440-048-000) that are zoned Rural Land – 20 Acres (RL-20). One 10-acre parcel to the north is zoned Rural Land – 10 Acres (RL-10). To the east, the parcels are zoned Rural Land – 10 Acres (RL-10). Two parcels (088-110-033-000, 088-110-006-000) are respectively 2.75 acres and 3.14 acres; the other parcels to the east (088-110-009-000, 088-110-038-000) are respectively 9.7 acres and 11.58 acres. The properties are in Supervisor District 4 and all of the aforementioned parcels are located in an Agricultural District.

### Relevant Policies:

**General Plan Policy 8.1.3.5** –On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban

or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

**General Plan 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 they were not assigned urban or other nonagricultural 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 smaller 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.

**(AL) – Agricultural Lands** This designation is applied to lands described in Policy 8.1.1.8. A maximum of two residential dwellings used to support the agricultural use are allowed. The AL designation may be applied in Rural Regions only.

**Policy 8.1.1.8** - Lands assigned the Agricultural Land (AL) designation shall be of sufficient size to sustain agricultural use and should possess one or more of the following characteristics:

- A. Are currently under a Williamson Act or Farmland Security Zone Contract;
- B. Contain the characteristics of choice agricultural land (i.e., contain choice agricultural soils and/or contain Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Locally Important Farmland); or
- C. Are under cultivation for commercial crop production or are identified as grazing land;

And one of the following:

- 1. Are located in the county's Rural Region; or
- 2. The County Department of Agriculture has determined that the land is well suited for agricultural production

**Parcel Description:**

- Parcel Number and Acreage: 088-021-040, 169.85 acres

- Agricultural District: Yes
- Land Use Designation: AL, Agricultural Lands
- Zoning: PA-20, Planned Agriculture 20 Acres
- Choice Soils:
  - JtC: Josephine Silt Loam 5 To 15 % Slopes
  - SkC: Sites Loam 9 To 15 % Slopes

**Discussion:**

A site visit was conducted on November 29, 2023, to review consistency with pertinent ordinances and General Plan policies. Agricultural Commissioner, Tim Neilsen, representing the livestock industry was present at the site visit.

**Staff Findings:**

The proposed parcel map breaking this 169.85 acre parcel into a 109.85 acre parcel and 3-20 acre parcels is inconsistent with General Plan Policy 8.1.2.2. This parcel was not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan. The parcel's land use designation in the 1996 General Plan was Rural Residential which is consistent with agricultural production.

***Rural Residential (RR):** This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as "choice" agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single family residences, agricultural support structures, **a full range of agricultural production uses**, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.*

Staff does not believe that this parcel can be demonstrated as not suitable for commercial livestock grazing. After discussions with Commissioner Neilsen, in it's present state the property would need to be cleared to be suitable for cattle grazing commercially, but could support other types of commercial livestock. This property was defined as grazing in the 1996 California farmland classifications, developed by the California Department of Conservation. The latest farmland classification map was in 2018 and the parcel continued to be defined as grazing land.

The parcels directly to the south and the west is in a Williamson Act Contracts, with cattle grazing operations for qualification.

In regards to policy 8.1.3.5, staff believes that this discretionary project has the potential to impair the agricultural capability of the property.

In regards to policy 8.1.1.8, this parcel is identified as grazing land and is in a rural region.

**Staff Recommendations:**

Staff is recommending denial of this project based on the above findings.



# The County of El Dorado

## AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667-4197

Phone (530) 621-5520  
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry  
David Bolster, Vice Chair - Fruit and Nut Farming Industries  
Lloyd Walker - Other Agricultural Interest  
Shamarie Tong- Livestock Industry  
Bill Draper- Forestry Related Industries  
Chuck Mansfield- Fruit and Nut Farming Industries  
Tim Neilsen- Livestock 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 1,000 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 **September 11, 2024**. This meeting is a public hearing that will begin at **4:00 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 9/11/24 and will be posted with the Agenda on September 6, 2024.

#### **Planning Request and Project Description:**

**P23-0006 Hackomiller Parcel Map Assessor's Parcel Number: 088-021-040-000**

***Planning Division is requesting a determination from the Agricultural Commission on whether the proposed project, P23-0006 (APN 088-021-040-000), is consistent and compliant with Chapter 8, Agriculture and Forestry Element, in the County General Plan. Please provide determination of the proposed project's consistency with the General Plan Policy 8.1.2.2.***

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**The properties are in Supervisor District 4 and all of the aforementioned parcels are located in an Agricultural District.**

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.

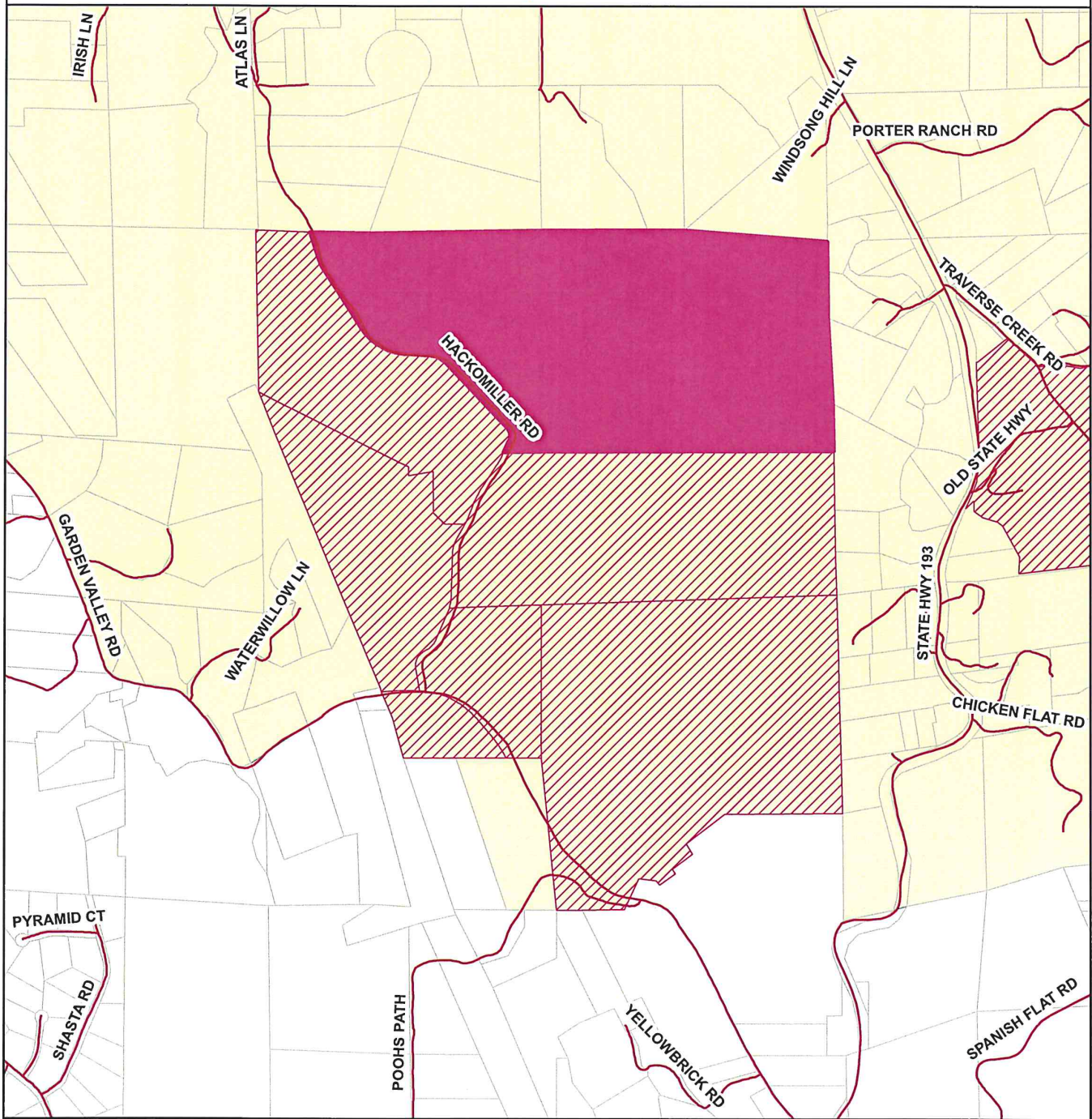
If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted 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) 621-6647. All questions relating to specific details of the project should be addressed to the Planner, Ana Quan, Associate Planner with Planning Services, (530) 621-5355. This notice was sent to you on 8/29/2024.



# Hackomiller

## Proximity to Agricultural District



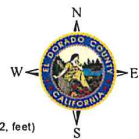
**DISCLAIMER**

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MAP PREPARED BY: LeeAnne Mils DATE: November 27, 2018  
PROJECT ID: projjackson\_p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (936) 621-6511 FAX (936) 626-4731

- Ag District
- Parcel Base
- Hackomiller
- Ag Preserves
- Major Roads

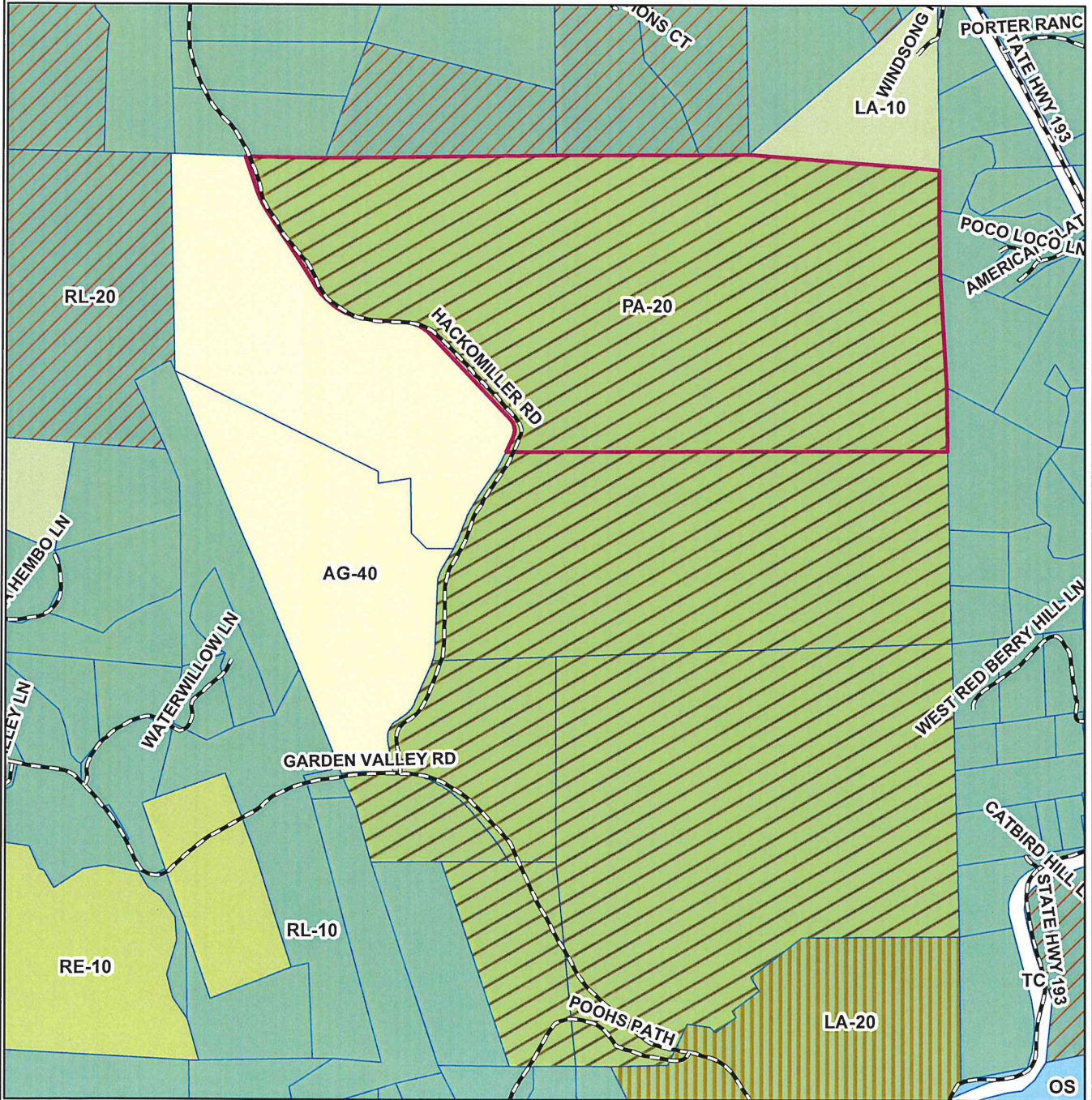


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

# El Dorado County Agricultural Commission



# Hackomiller Zoning



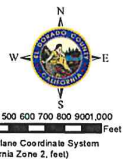
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MAP PREPARED BY: LesAnne Mills DATE: November 27, 2018  
PROJECT ID: proj/hackomiller\_z

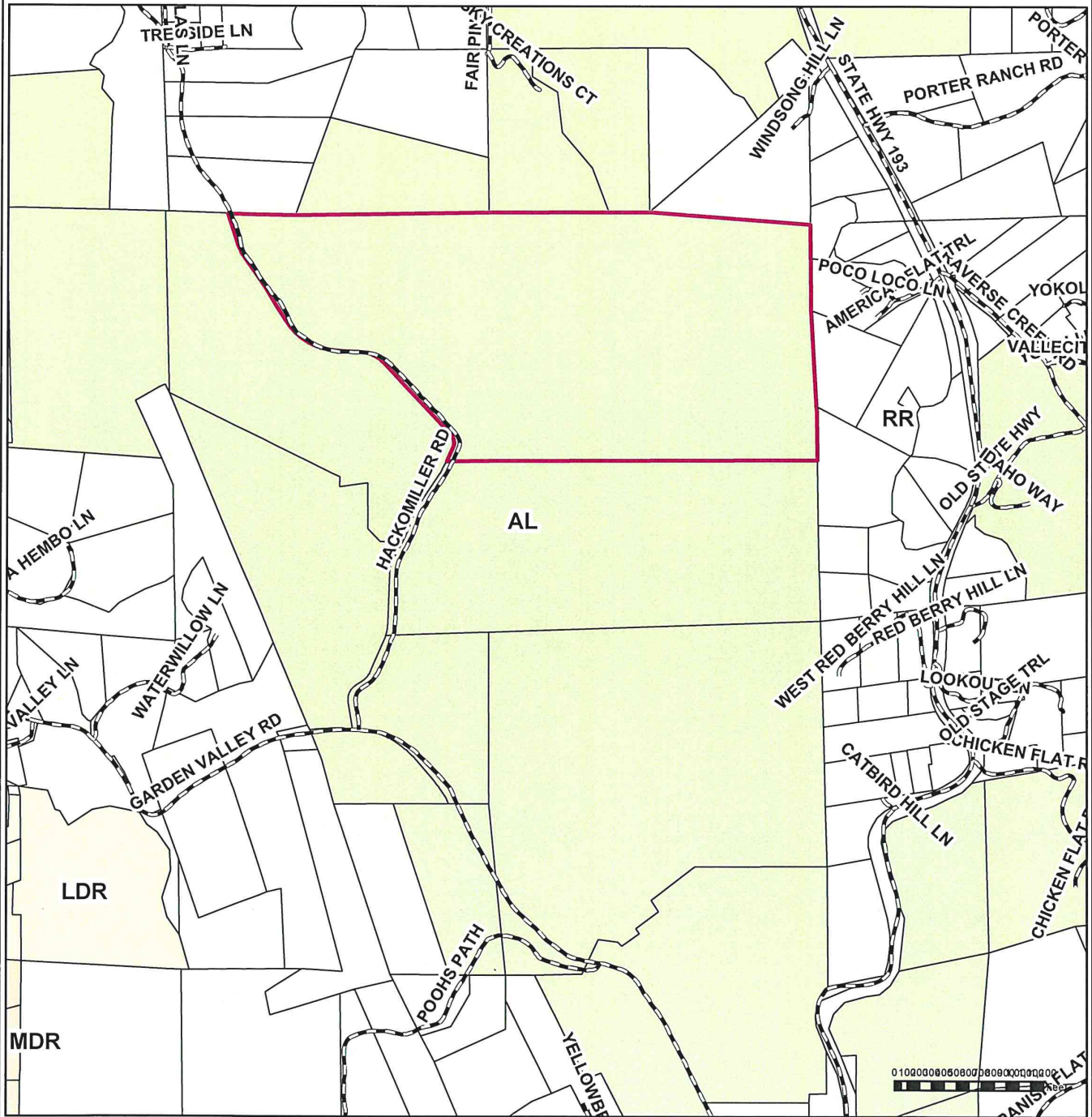
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE: (951) 621-6511 FAX: (951) 628-4731

-  Parcel Base
-  Hackomiller
-  Roads
-  AG-40 = Agricultural Grazing 40 Acres
-  LA-10 = Limited Agriculture 10 Acres
-  LA-20 = Limited Agriculture 20 Acres
-  PA-20 = Planned Agriculture 20 Acres
-  OS = Open Space
-  RE-10 = Residential Estate 10 Acres
-  RL-10 = Rural Land 10 Acres
-  RL-20 = Rural Land 20 Acres
-  TC = Transportation Corridor



El Dorado County Agricultural Commission

# Hackomiller Land Use




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MAP PREPARED BY LeeAnne Mills DATE: November 27, 2018

PROJECT ID: profjackson\_L

EL DORADO COUNTY SURVEYOR/G.L.S. DIVISION  
PHONE (390) 621-6511 FAX (390) 626-8751

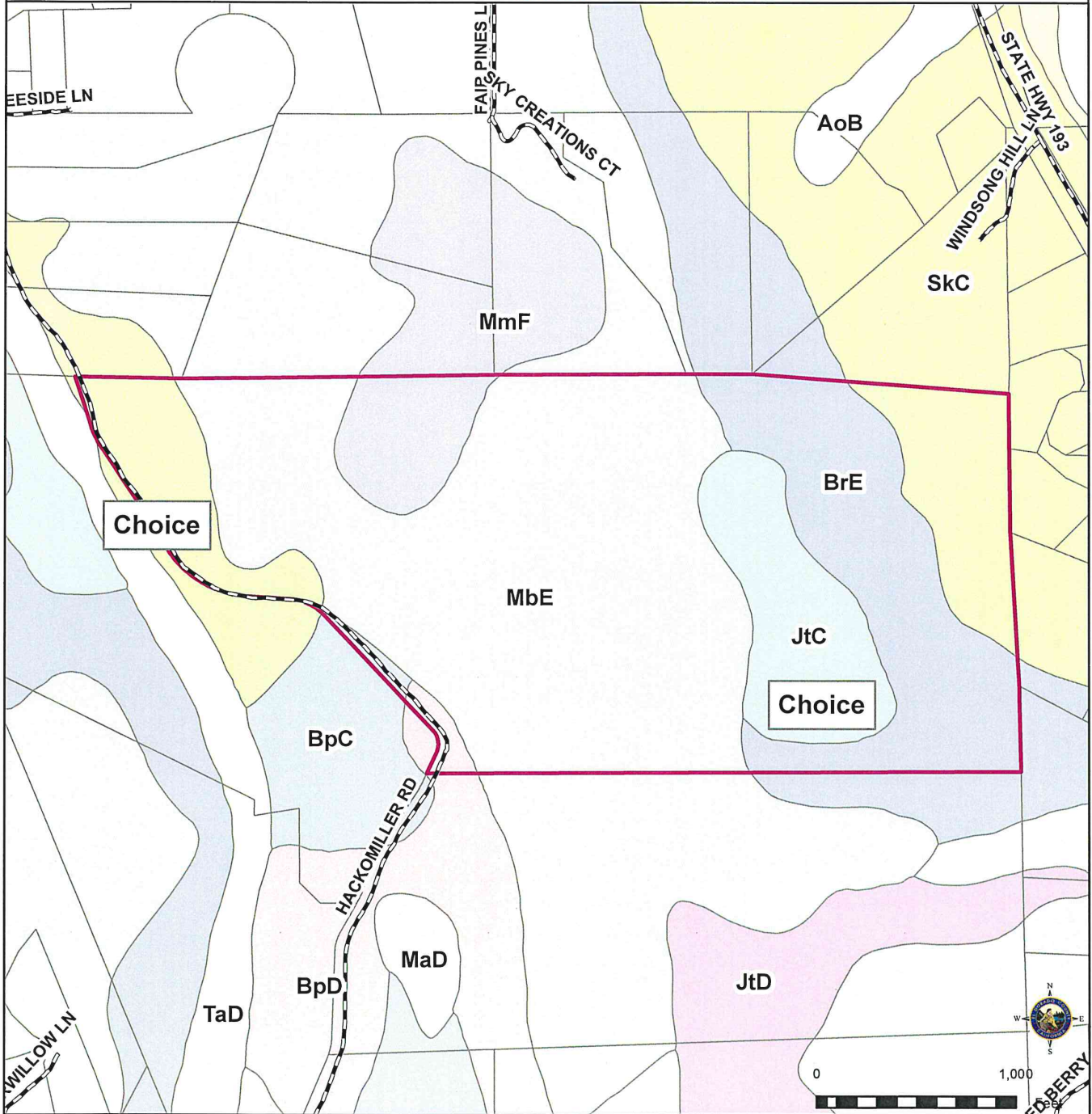
-  Parcels
-  Agricultural Lands
-  Medium Density Residential
-  Hackomiller
-  Low Density Residential
-  Rural Residential
-  Roads

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



## El Dorado County Agricultural Commission

# Hackomiller Soils

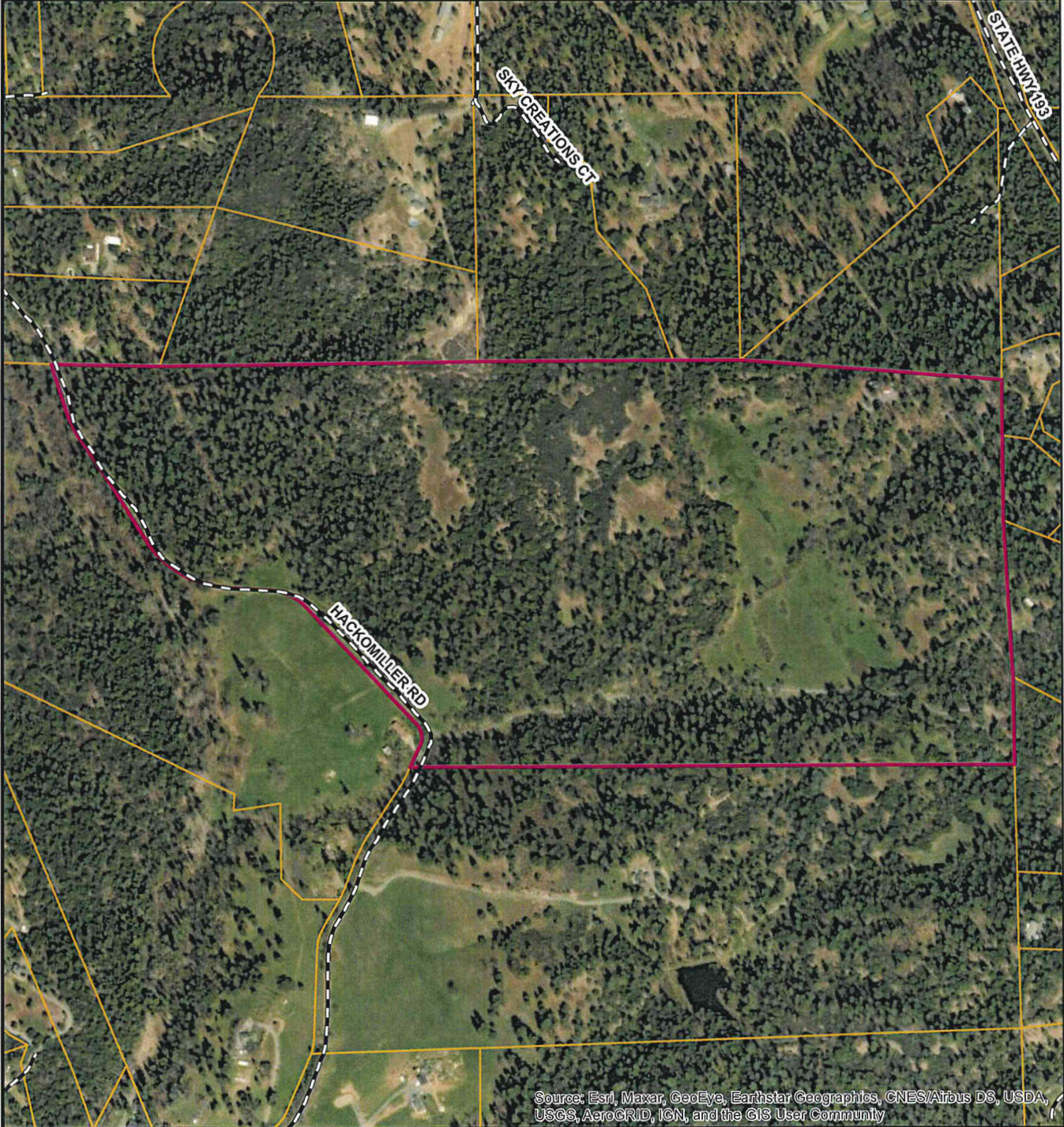


Hackomiller	Josephine silt loam, 15 to 30 percent slopes	Metamorphic rock land
Argonaut loam, seeped variant	Josephine silt loam, 5 to 15 percent slopes	Sites clay loam, 15 to 30 percent slopes
Boomer-Sites loams, 15 to 30 percent slopes	Mariposa gravelly silt loam, 3 to 30 percent slopes	Sites clay loam, 9 to 15 percent slopes
Boomer-Sites loams, 9 to 15 percent slopes	Mariposa very rocky silt loam, 3 to 50 percent slopes	Sites loam, 9 to 15 percent slopes
Boomer-Sites very rocky loams, 9 to 50 percent slopes	Mariposa very rocky silt loam, 50 to 70 percent slopes	Tailings

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



# Hackomiller



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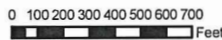
MAP PREPARED BY: LeeAnne M4a DATE: November 27, 2018

PROJECT ID: Jackson\_8

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION  
PHONE: (916) 621-4511 FAX: (916) 626-4731

**Legend**

- Parcel Base
- Hackomiller
- Roads

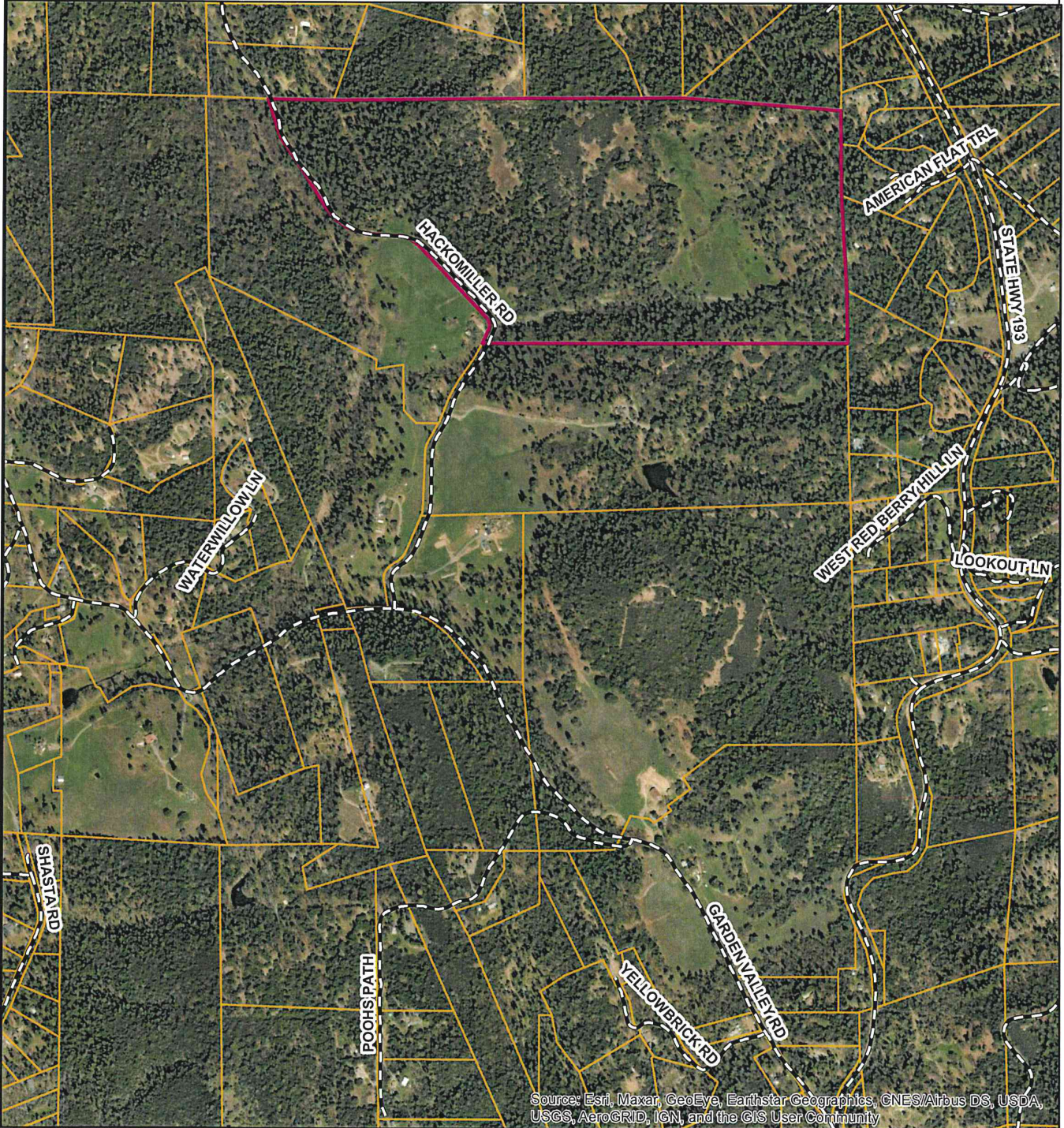


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# El Dorado County Agricultural Commission

# Hackomiller



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: LocAnne Ma DATE: November 27, 2018

PROJECT ID: Jackson\_s

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-4721

**Legend**

- Parcel Base
- Hackomiller
- Roads

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 Feet

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



El Dorado County Agricultural Commission