



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bidgdept@edcgov.us

PLANNING

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

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Anna Quan, Associate Planner

DATE: November 21, 2024

RE: **P23-0006 Hackomiller Parcel Map**

Assessor's Parcel Number: 088-021-040-000

Planning Request and Project Description:

The applicant is requesting a tentative parcel map to subdivide an approximately 170-acre parcel into three parcels. Two of the proposed parcels would be 40 acres, and the third parcel would be 90 acres.

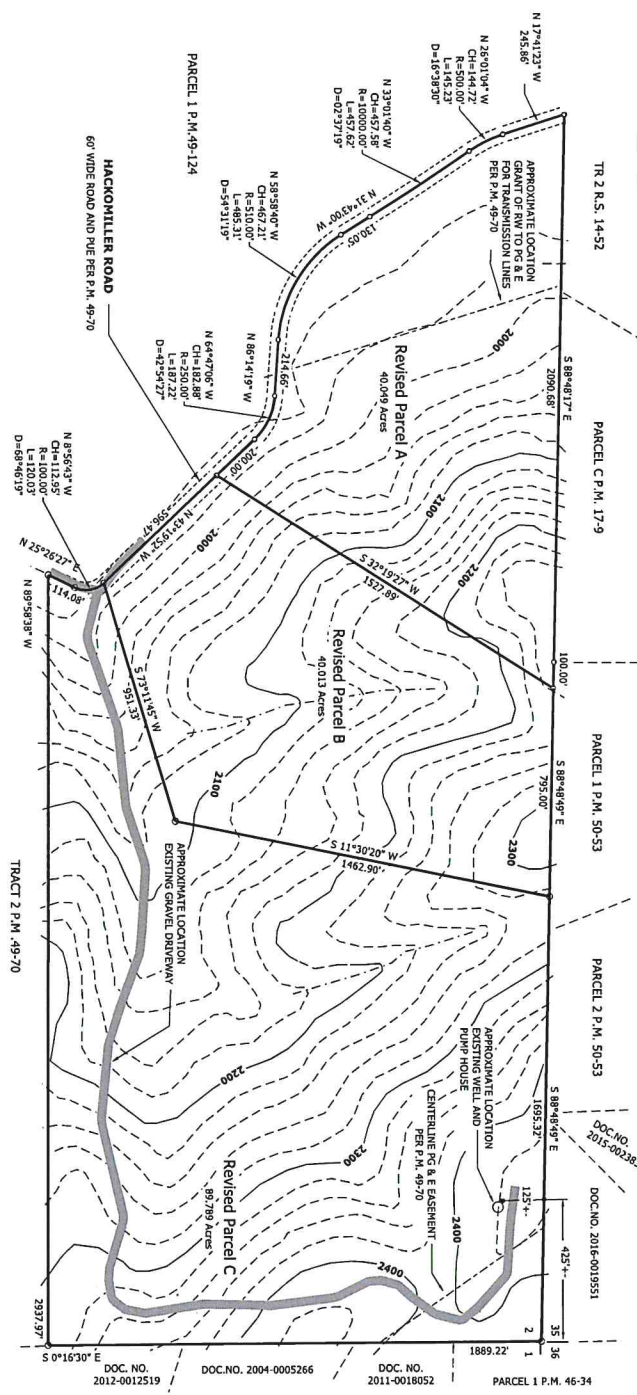
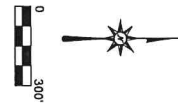
Planning Division is requesting a determination from the Agricultural Commission on whether the proposed project, P23-0006 (APN 088-021-040-000), is consistent and compliant with Chapter 8, Agriculture and Forestry Element, in the County General Plan.

The applicant's parcel, APN 088-021-040-000, is 170 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 (060-440-043-000) 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. Please see attached plans that illustrate this request.

TENTATIVE PARCEL MAP
A PORTION OF SECTION 2 TOWNSHIP 11 NORTH, RANGE 10 EAST M.D.M
BEING PARCEL 1 OF P.M. 49-70
COUNTY OF EL DORADO, STATE OF CALIFORNIA



LEGEND
P.M. ----- PARCEL MAP
PUE ----- PUBLIC UTILITY EASEMENT
R.S. ----- RECORD OF SURVEY
----- APPROXIMATE LOCATION
----- DRAINAGE COURSE

NOTE: INFORMATION SHOWN HEREON COMPILED FROM RECORD DATA.

ZONING ADMINISTRATOR _____
APPROVAL/DENIAL DATE _____
BOARD OF SUPERVISORS _____
APPROVAL/DENIAL DATE _____

OWNER OF RECORD:
SEAN JACKSON
5595 HACKOMILLER ROAD
GARDEN VALLEY, CA 95633

NAME OF APPLICANT/AGENT:
THOMAS VAN NOORD
PO BOX 584
EL DORADO, CA 95623

MAP PREPARED BY:
LOREN A. HESSARD P.L.S. 8117
1700 W. 11TH STREET
PLACENTIA, CA 95667

SCALE:
1"=300'

CONTOUR INTERVAL:
20' INTERPOLATED

SOURCE OF TOPOGRAPHY:
USGS INTERPOLATED

ASSESSORS PARCEL NUMBER:
088-021-940

PRESENT ZONING:
PA 20

TOTAL AREA:
169.86 ACRES

TOTAL NUMBER OF PARCELS:
3 (THREE)

MINIMUM PARCEL AREA:
20.00 ACRES

WATER SUPPLY:
GEORGETOWN DIVIDE PUD / INDIVIDUAL WELLS

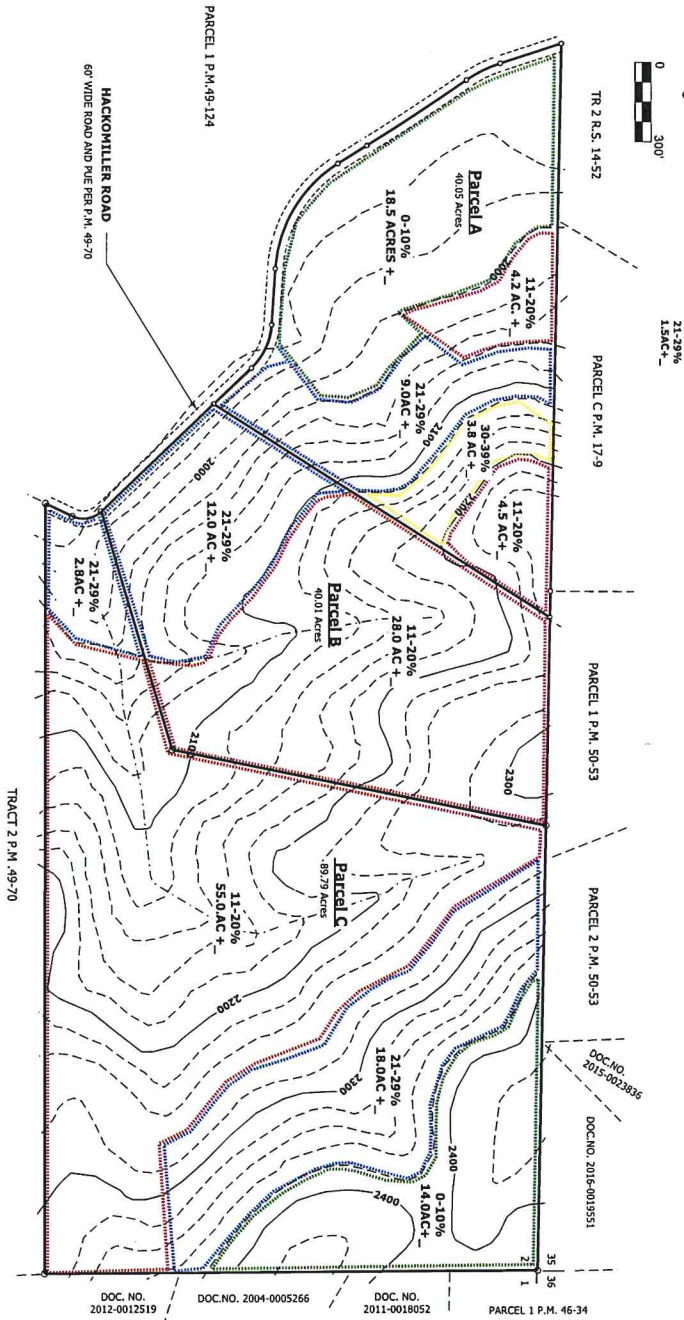
SEWAGE DISPOSAL:
INDIVIDUAL SEPTIC SYSTEMS

PROPOSED STRUCTURAL FIRE PROTECTION:
GARDEN VALLEY FIRE PROTECTION DISTRICT

MAP PREPARED:
NOVEMBER 01, 2024

SLOPE MAP

A PORTION OF SECTION 2 TOWNSHIP 11 NORTH, RANGE 10 EAST M.D.M
 BEING PARCEL 1 OF P.M. 49-70
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



OWNER OF RECORD:
 SEAN JACKSON
 12111 WILSON ROAD
 GARDEN VALLEY, CA 95633

NAME OF APPLICANT/AGENT:
 SEAN JACKSON
 12111 WILSON ROAD
 GARDEN VALLEY, CA 95633

MAP PREPARED BY:
 LOREN A. MASSARO P.L.S. 8117
 1922 HEATHER HILL ROAD
 PLACERVILLE, CA 95667

SCALE:
 1" = 300'

CONTOUR INTERVAL:
 20' INTERPOLATED

SOURCE OF TOPOGRAPHY
 USGS INTERPOLATED

ASSESSORS PARCEL NUMBER:
 088-021-040

TOTAL AREA:
 169.85 ACRES

TOTAL NUMBER OF PARCELS:
 4 (FOUR)

MAP PREPARED:
 NOVEMBER 01, 2024