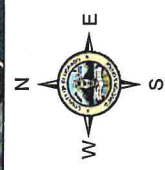


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DISCLAIMER: THIS MAP WAS COMPILED FROM UNLICENSED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION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

NOTES: THIS INFORMATION MAY BE USED FOR ADDITIONAL USES OUTSIDE OF THE DISPLAYED AREA.  
 MAP PREPARED BY: EDC GIS DATE: 05/26/2024  
 PROJECT: 20240526001  
 EL DORADO COUNTY SURVEY/CORRAL DIVISION  
 EMAIL: e18@edc.ca.gov PHONE: (530) 651-1448  
 MAP DISPLAYED IN STATE PLANE COORDINATE SYSTEM  
 (NAD 1983 CALIFORNIA ZONE 2, FEET)



## Parcel Exhibit 088-021-040

County of El Dorado  
 State of California

### Legend



0 150 300  
 1 inch = 300 feet

EXHIBIT

# 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



**OWNER OF RECORD:**  
SEAN JACKSON  
HACKMILLER ROAD  
GARDEN VALLEY, CA 95633

**NAME OF APPLICANT/AGENT:**  
THOMAS VAN MOORE  
10000  
EL DORADO, CA 95623

**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

**PRESENT ZONING:**  
PA 20

**TOTAL AREA:**  
169.85 ACRES

**TOTAL NUMBER OF PARCELS:**  
4 (FOUR)

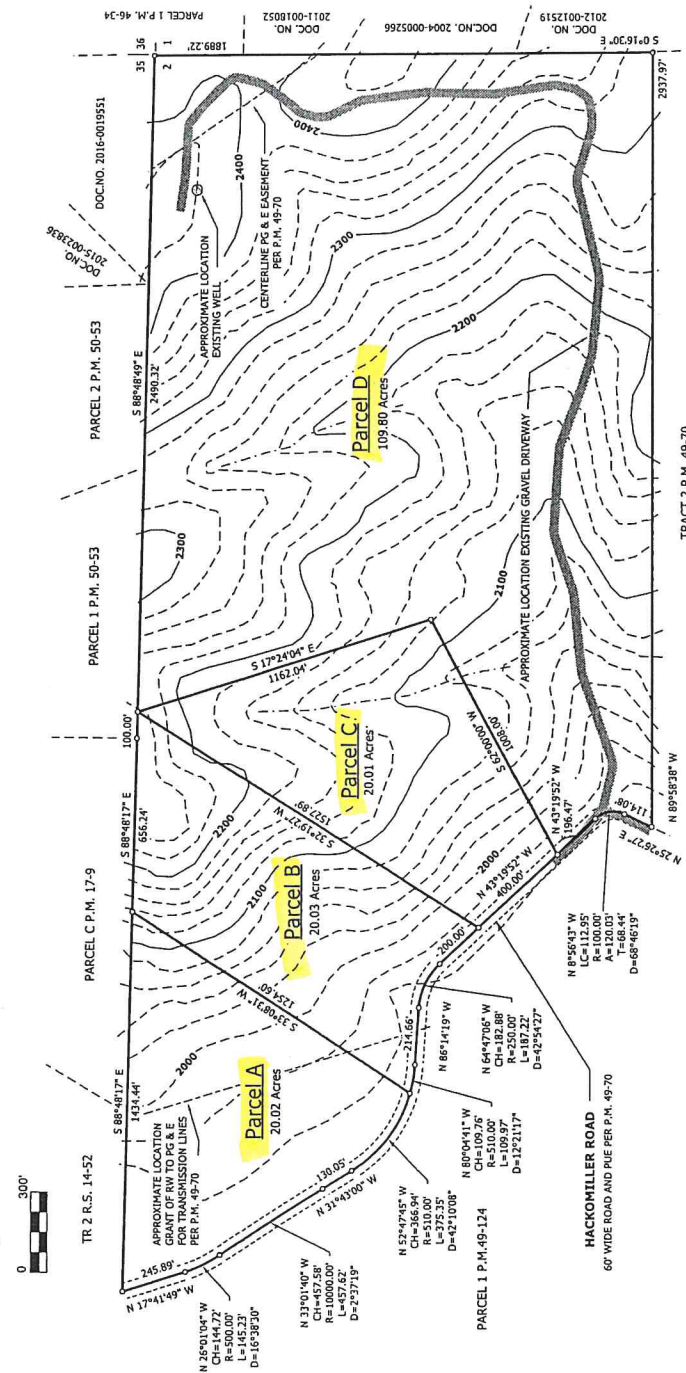
**MINIMUM PARCEL AREA:**  
20.00 ACRES

**WATER SUPPLY:**  
GEORGETOWN DIVIDE PUD / INDIVIDUAL WELLS

**SEWAGE DISPOSAL:**  
INDIVIDUAL SEPTIC SYSTEMS

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
GARDEN VALLEY FIRE PROTECTION DISTRICT

**MAP PREPARED:**  
MARCH 01, 2023



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

**EXHIBIT**

ZONING ADMINISTRATOR \_\_\_\_\_

APPROVAL/DENIAL DATE \_\_\_\_\_

BOARD OF SUPERVISORS \_\_\_\_\_

APPROVAL/DENIAL DATE \_\_\_\_\_

NOTE: INFORMATION SHOWN HEREON COMPILED FROM RECORD DATA

# Martin Harris General Contractor CSLB# B 710428

November 2, 2023

RE. Project P23-0006 / Parcel map on 160 acres, 5595 Hackomiller Road, Garden Valley, CA

To whom it may concern,

I was asked to inspect the project parcel referenced above by Tom Van Noord, Agent for the property owner Sean Jackson, for its possible grazing potential as it pertains to General Plan Policy 8.1.2.2 which states:

*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 if 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.*

I have contracted to perform Agriculture NRCS improvements and lease grazing grounds for Mr. Van Noord in the past. I am a current El Dorado cattle rancher, have produced forage feed at scale for decades, and have worked with UC Davis on NRCS Pasture Management Improvements and practices on literally thousands of El Dorado County ranch acres. I currently lease pasture land from George Forni for my own cattle and have managed his grazing lands for decades.

On October 30, 2023, I physically inspected and reviewed the property referenced above in its un-grazed Fall condition after a record high rain year. I saw less than 1/3 of a ton of forage on the cleared portions of the property.

Parcel – A 20 acres has no grazing whatsoever and is fully wooded.

Parcel – B 20 acres has approximately ¼ acre of grazable area along the Hackomiller roadside with 1.2 acres of what we call hard bare scabble sans any scalable feed at its upper end. The balance of the ground is heavily wooded.

Parcel – C 20 acres has approximately ¼ acre or less of grazable area along the Hackomiller roadside and primarily consist of heavily wooded ground entirely as well.

Parcel - D 100 acres has approximately 1 acre of grazable area along the Hackomiller road entry to the property. There is approximately 30 acres of cleared area for grazing with the poor forage load of 1/3 of a ton or less. Of this forage area I observed at least 50% of this was goat grass with some sections of star thistle. Looking with a historical eye at the satellite image of the cross-fenced pasture along the west

## Martin Harris General Contractor CSLB# B 710428

boundary of the 100-acre proposed parcel, it was the original grazing ground of the 160 acres total. From that historical west cross fence to Hackomiller Road, the balance containing the three parcels A, B, C, the 60 acres is mostly scrub, oak, and conifer with poor rocky soil conditions.

Even with an above average rain season, the soil did not produce enough grasses or legumes to be considered suitable grazing ground. I would not put more than a dozen cows part time on the entire 160 acre parcel; and half of that for a full year. Even then you would be required to be bringing in feed through the winter.

It is my opinion that the 60 acres where the three (3) 20 acre parcels are located is **not “...suitable land for grazing”** and **not “...capable of sustaining commercial grazing of livestock”**.

Respectfully,

Martin Harris

Note: It is also my opinion that even the 100 acre parcel is not capable of sustaining commercial grazing of livestock.

**Roy Austin (Goat Central in Diamond Springs) Telephone Discussion (Please add to public comments and I'll also have as a handout) Thx!**

Thomas R. Van Noord <tom@tvnlaw.com>

Tue 9/10/2024 5:09 PM

To: Thomas R. Van Noord <tom@tvnlaw.com>; Myrna Tow <myrna.tow@edcgov.us>; LeeAnne Mila <leeanne.mila@edcgov.us>

Bcc: Thomas R. Van Noord <tom@tvnlaw.com>

Hi Roy - Is the information below accurate and is it ok for me to tell it to the Ag folks? If anything is wrong or you'd prefer I did not use, just let me know!

Thank you!

Tom

Subject: Roy Austin (Owner of Goat Central in Diamond Springs) Discussion

160 acre parcel @  
5595 Hackomiller Road  
Garden Valley

1. He does raise goats to maintain his herd, but the time, effort, and cost needed to raise a goat for sale **does not generate a profit.**
2. His business is renting them out for brush/weed clearing.
3. The general rule is that one goat requires 1 acre of land of grazing land annually, and more than that, requires the high cost of supplemental feed during the winter.
4. Goats are the hardest livestock to contain.
5. Permanent goat fencing cost is approximately \$18 a foot and he doesn't like it because easily damaged and they get out.
6. He uses temporary fencing, with dogs to protect the goats, with large numbers confined in smaller areas (1-5 acres).
7. Clearing brush with a masticator costs approximately \$1600 an acre and his rates are competitive.
8. Once property has been "grazed" by goats, the land owner would have to purchase feed in order to maintain the herd on the property so it is not sustainable "commercial grazing".

ROY'S REPLY:

Yes, good luck

TOM:

Thank you! Look forward to meeting you. :)

Tom Van Noord

EXHIBIT

4



September 10<sup>th</sup>, 2024

To The El Dorado County Agriculture Commission:

My name is Jeff Snyder. I was born and raised in El Dorado County on Cold Springs Road in the Gold Hill Agricultural District where I currently reside. I have approximately 120 acres and have maintained a goat herd of approximately 80 head for star thistle/weed control for a number of years. Even with less than one goat per acre, I require supplemental feed.

In the past, I attempted to raise goats for sale but found it was not profitable since the cost of raising the goat was more than the goat would sell for, not even counting my time and effort.

In order to maintain a goat herd, I had to “goat fence” my property. Because I am also a general engineering contractor and have lots of equipment, I was able to do this myself but at considerable expense for materials.

I was asked by Tom Van Noord to inspect his property located at 5595 Hackomiller Road to provide my opinion as to its suitability for commercial grazing of goats. I conducted a site visit on September 8, 2024. I also was provided a copy of an aerial photograph showing the tree cover and vegetation and a copy of the proposed tentative parcel map for three 20 acre parcels and a 100 acre parcel on Hackomiller Road.

It is my opinion that it is not “grazing land” and is not suitable for grazing goats or any other livestock. It is basically oak pine woodlands with a small, cleared area on the 100 acre parcel.

Although goats eat brush, there is insufficient vegetation to sustain any kind of ongoing goat herd operation. Significant supplemental feed would be required. Even the “cleared” area on the proposed 100 acre parcel would not sustain any kind of goat herd grazing operation. Supplemental feed would be required. That and the other costs of raising the goats would exceed the value they would bring.

Additionally, the property is not “goat fenced” and is not capable of managing any goats in its current condition. The property lines would have to be cleared before goat fencing could be installed. Based upon my own experience of having goat fenced my property, and as a general engineering contractor doing lots of bulldozing and mastication work, I estimate it would cost approximately \$20 a lineal foot to “goat fence” the property. In viewing and inspecting the Hackomiller parcel, I also believe that mountain lion predation would be a significant problem in attempting to maintain any type of goat herd on the property. It would be difficult for dogs to protect a goat herd on the Hackomiller parcel. In my opinion, a landowner would have to pay have to a goat herd brought to the property to eat the vegetation, and I doubt if a commercial goat herd operator would risk bringing their goat herd there, even if it was fenced.



Respectfully submitted,

Jeff Snyder

A handwritten signature in cursive script that reads 'Jeff Snyder'.

Jeff Snyder, President



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

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

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

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

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

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

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd #B

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

October 16, 2023

Tom Van Noord  
P.O. Box 584  
El Dorado, CA 95623

**RE: Application Review - Incomplete Letter  
Project Number P23-0006 (Hackomiller)  
Assessor's Parcel Number (APN) 088-021-040-000**

Dear Mr. Van Noord:

Thank you for submitting an application for a Tentative Parcel Map, P23-0006. Planning Services has completed its initial review of the application submittal for Tentative Parcel Map, P23-0006, and determined the application to be **incomplete** for processing.

1. Each parcel must be a minimum of 40 acres in size, given that this parcel is considered Grazing Land by the state and was not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan (General Plan Policy 8.1.2.2).

**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 if 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.

2. Informational comment: Please note that building permits are required for structures on-site, including storage containers. Please contact Building Services if you have any questions. You may contact them at (530) 573-3330 or [bldgdept@edcgov.us](mailto:bldgdept@edcgov.us).

As indicated on Page 12 of the Tentative Parcel Map application:

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by

EXHIBIT





# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

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the General Plan development policies, when such is necessary to complete the environmental assessment.

3. Please review and address commented Biological Resources Assessment. This is a requirement per General Plan Policy 7.4.2.8.(C.), and see Checklist items 11, 18.
4. Advisory comment: Please note that since the road access on proposed Parcel D crosses watercourses and riverine channels, these crossings / water courses may require further evaluation depending on whether the existing access is adequate for the potential cannabis production site and residences.

**At this time, no further processing can occur until the missing information is submitted. This application will be held incomplete until you submit the requested information.**

Please submit new materials to: Anna Quan, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific project number P23-0006.

Once it has been determined that our agency has enough information to move forward for Technical Advisory Committee (TAC) review, the applications will be distributed to affected departments and agencies for a 30-day review and comment period. After which, a TAC meeting will be scheduled to discuss the comments received and any potential project issues. TAC meetings are for agency discussion, and it is recommended that you or your agent be present at the TAC meeting to discuss the progress of your application.

If you have any questions, please contact me at (530) 621-5753 or [Anna.Quan@edcgov.us](mailto:Anna.Quan@edcgov.us).

Best,

*Anna Quan*

Anna Quan, Associate Planner  
Planning Division

Cc: Sean Jackson, 5595 Hackomiller Road, Garden Valley, CA 95633

GP Policy 8.1.2.2 was implemented during the comprehensive Zoning Ordinance Update (ZOU). **The ZOU created an Agricultural Grazing (AG) zone with increments (40, 80, 160 acres). The ZOU adoption identified the lands suitable for grazing under 8.1.2.2, and zoned those properties as AG.**

**The GP implementation of this policy was to occur within 5 years of GP adoption (Implementation Measure AF-D).** It's a broad policy-level analysis, not an ongoing, "second bite at the apple" policy to be applied to individual lands at the time an application for development is submitted.

Here's the AG Zone designation from the EDC Zoning Code:

Agricultural Grazing (AG). The AG, Agricultural Grazing Zone, is applied to lands suitable for grazing whether encumbered by a farmland conservation contract or not. **This zone shall be utilized to identify those lands that are being used for grazing and/or that have the potential for commercially viable grazing operations, based on existing use, soil type, water availability, topography, and similar factors.** Grazing and other agricultural activities are intended to be the primary use of these lands, but other compatible commercial uses may also be allowed in compliance with the provisions of this Chapter. Minimum lot size designators shall be applied to this zone based on use designation and other appropriate factors. The minimum lot size designator shall be in the following increments: 40, 80 and 160 acres.

**The grazing issue and compliance with 8.1.2.2 was previously decided and should be a non-issue now.**

EXHIBIT

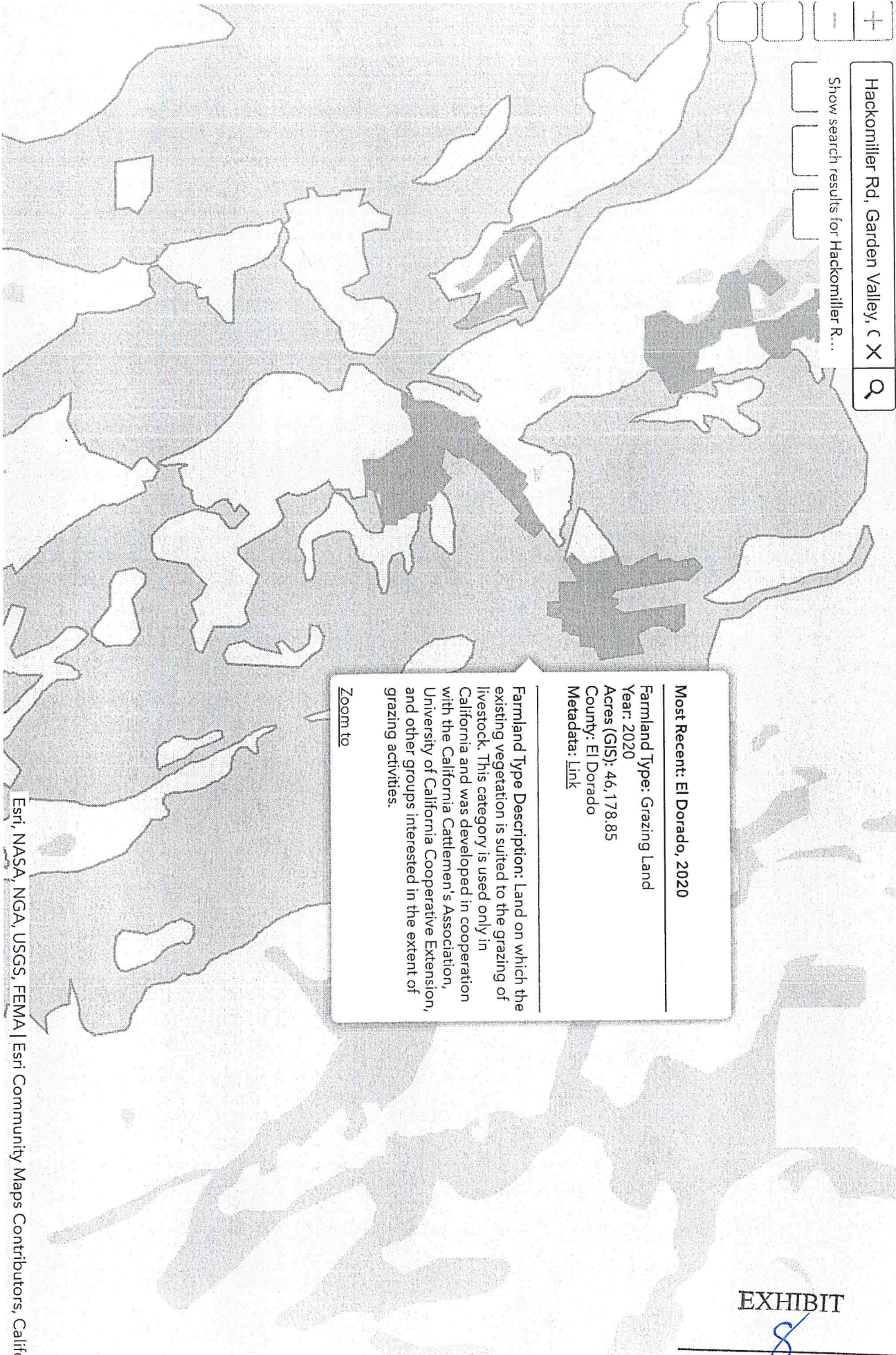
7



Hackomiller Rd, Garden Valley, C X



Show search results for Hackomiller R...



Most Recent: El Dorado, 2020

Farmland Type: Grazing Land

Year: 2020

Acres (GIS): 46,178.85

County: El Dorado

Metadata: [Link](#)

**Farmland Type Description:** Land on which the existing vegetation is suited to the grazing of livestock. This category is used only in California and was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

Zoom to

EXHIBIT

8

0.4mi

-120.804 38.255 Degrees



California

# Department of Conservation

Search



CA Farmland  
Conservancy

Conservation  
Districts

Farmland  
Mapping

Williamson  
Act



## California Important Farmland Finder

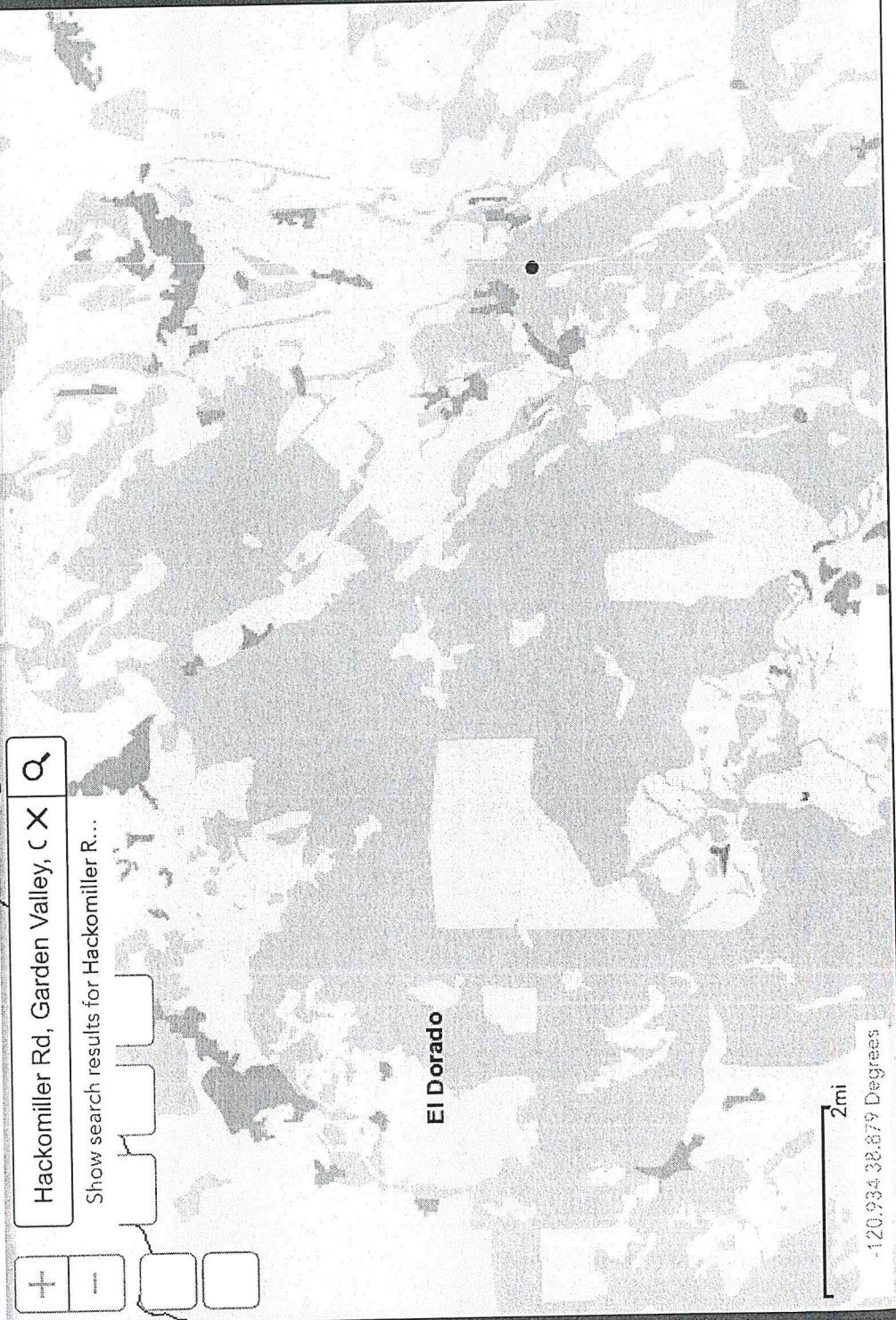
CA Department



Hackomiller Rd, Garden Valley, CA



Show search results for Hackomiller R...



El Dorado

2mi

-120.934 38.879 Degrees