



Agricultural Commission Staff Report

Date: February 05, 2025
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:

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 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 90 acre parcel and 2-40 acre parcels is consistent 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.*

This request is consistent with policy 8.1.2.2 as it maintains the 40-acre minimum for parcels identified as historic grazing lands.

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 finds that this project is consistent with all applicable County policies and the General Plan, but could still diminish or impair existing or future agricultural use due to smaller parcel sizes.

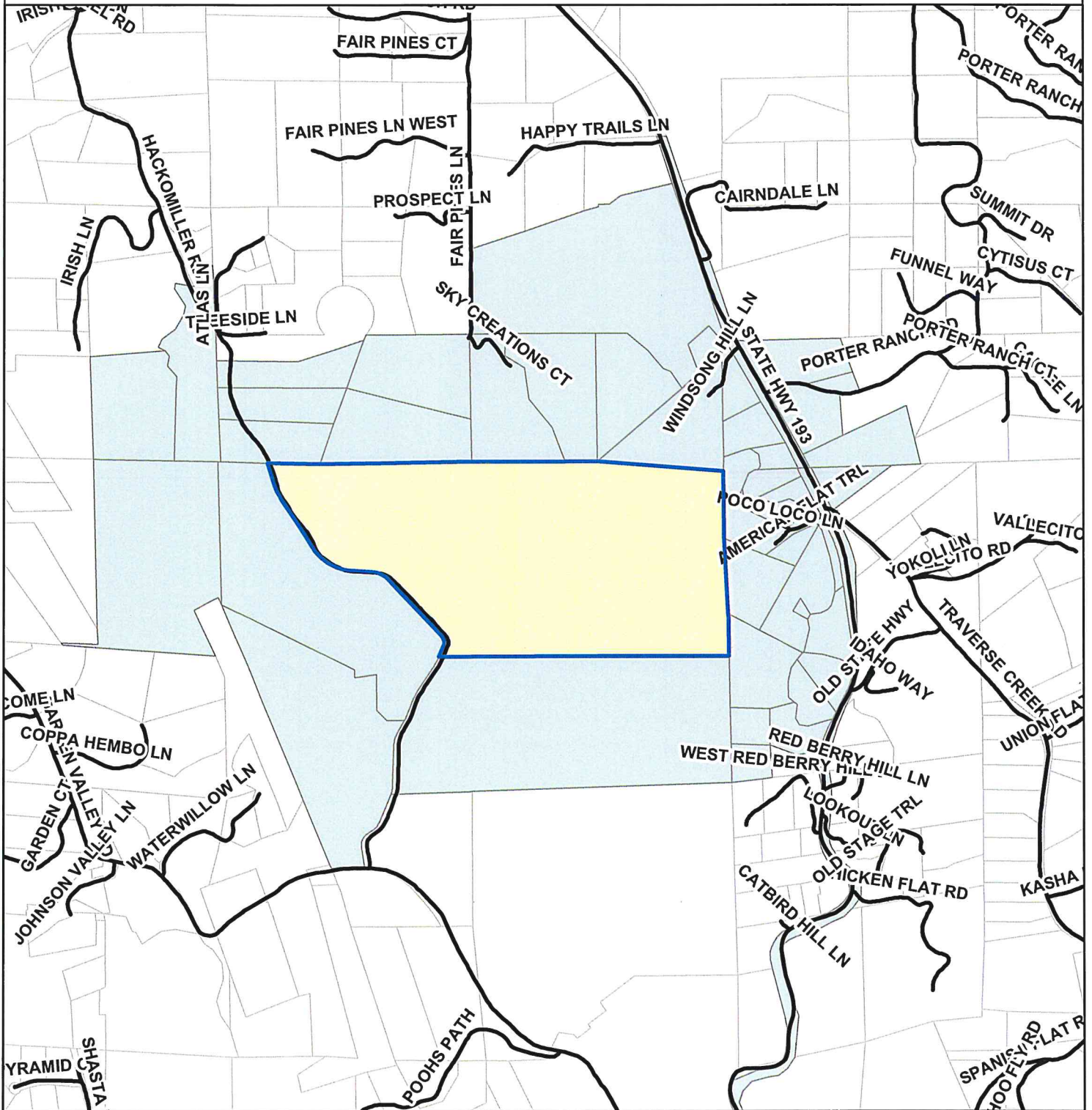
In regards to policy 8.1.1.8, this parcel is identified as grazing land and is in a rural region.

Staff Recommendations:

Staff finds that this project follows all applicable County policies and the General Plan.

Hackomiller

1000 Ft. Notification

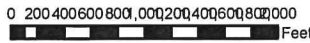


DISCLAIMER

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

MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
 PROJECT ID: projackon_n
 EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PHONE (930) 621-6511 FAX (930) 626-4731

Parcel Base Hackomiller_1000ft. Hackomiller Roads

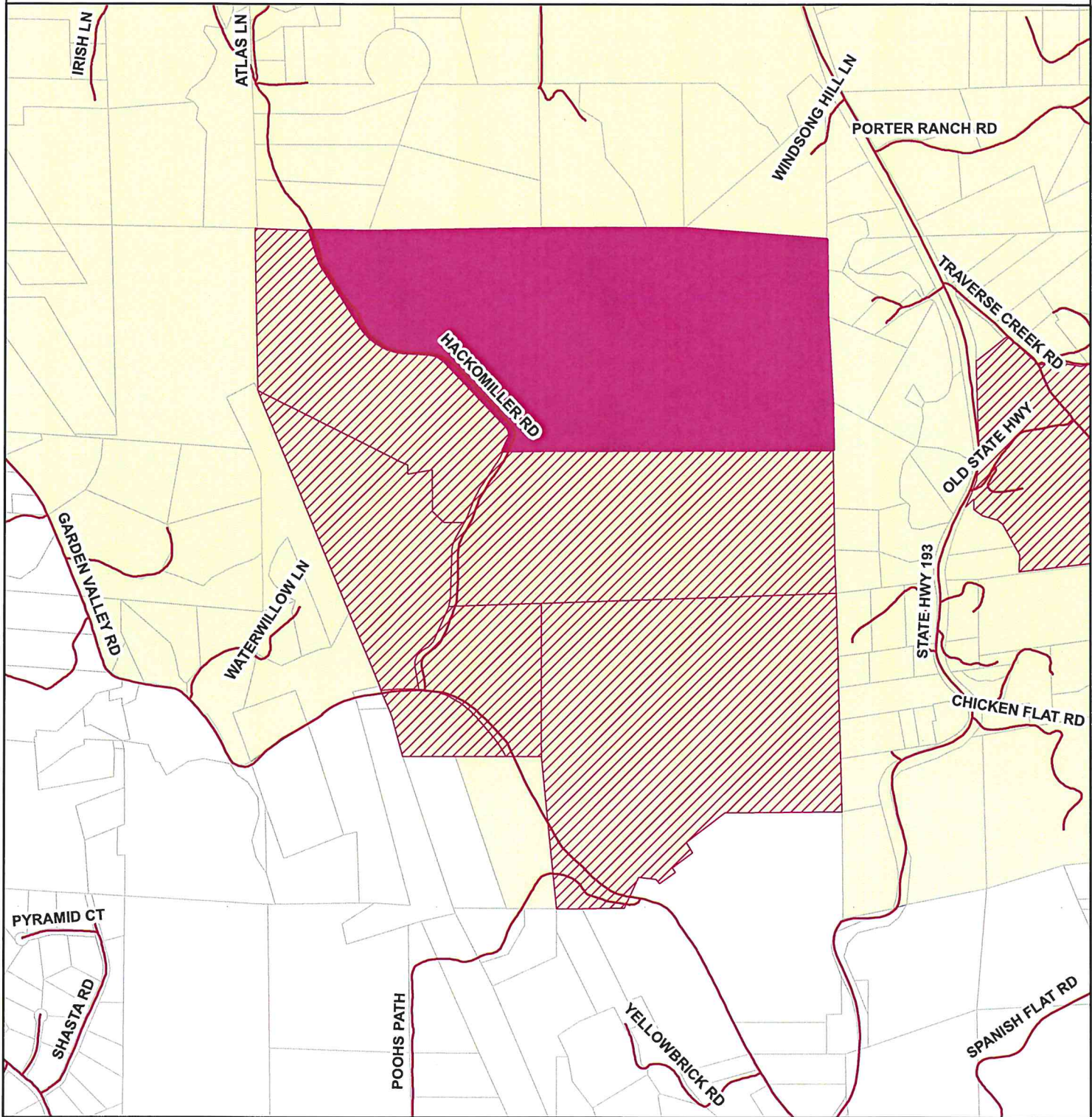


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



Hackomiller

Proximity to Agricultural District

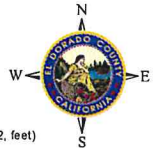


DISCLAIMER
 THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Milla DATE: November 27, 2018
 PROJECT ID: projJackson_p

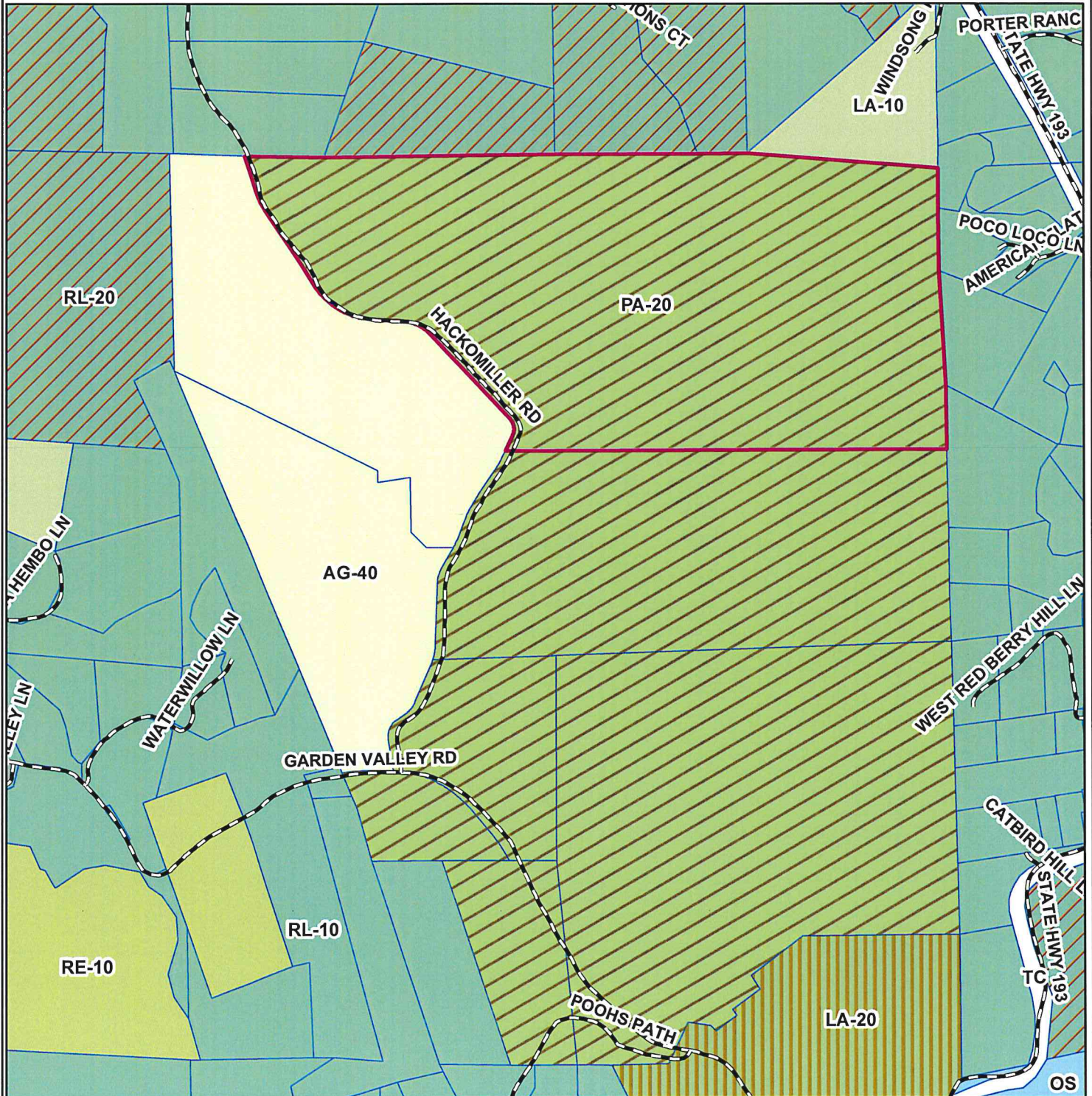
EL DORADO COUNTY SURVEYOR, G.L.S. DIVISION
 PHONE (530) 621-6311 FAX (530) 626-8731

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



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

Hackomiller Zoning



DISCLAIMER

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

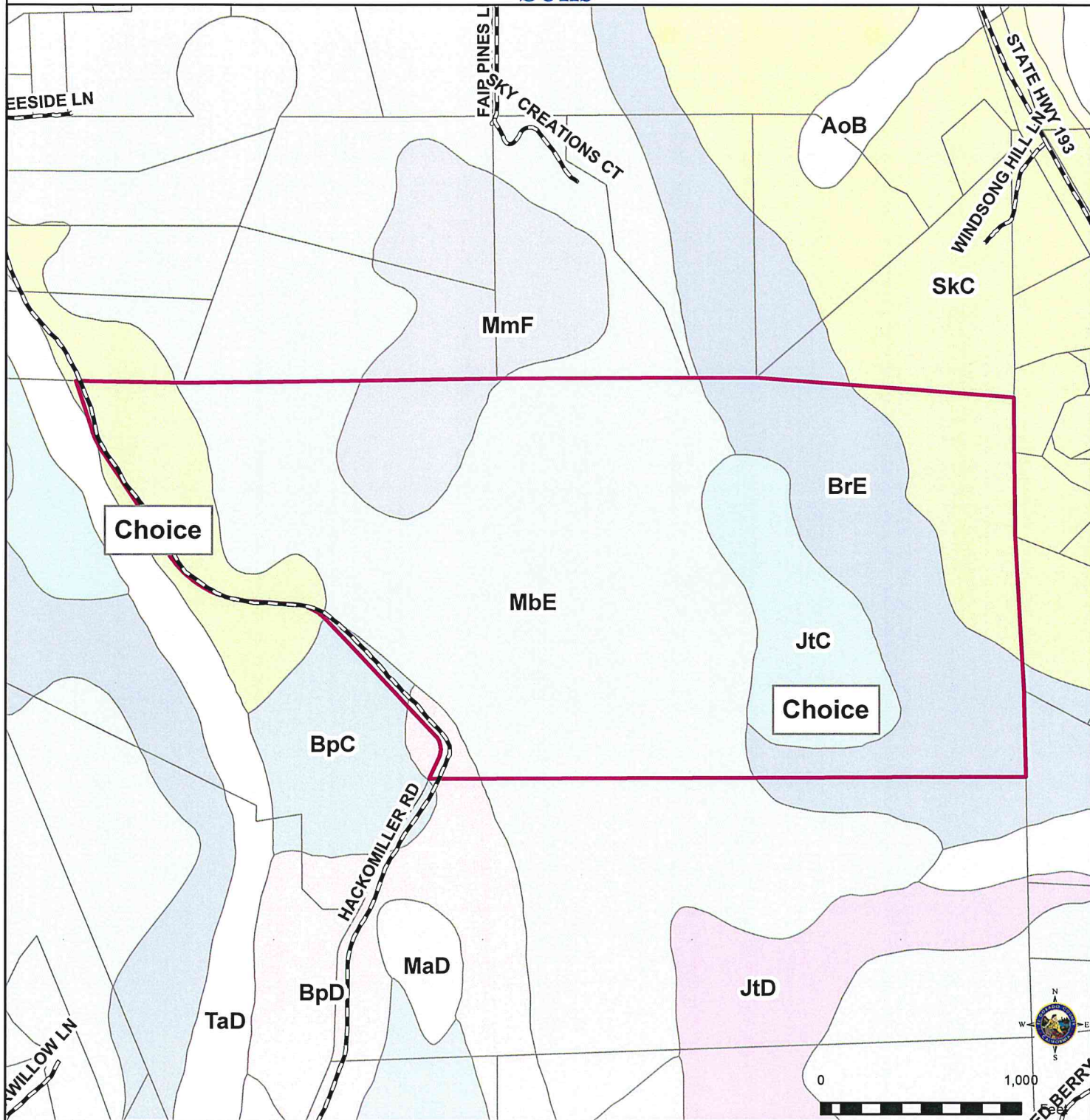
MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018
PROJECT ID: projJackson_2

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

-  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



Hackomiller Soils

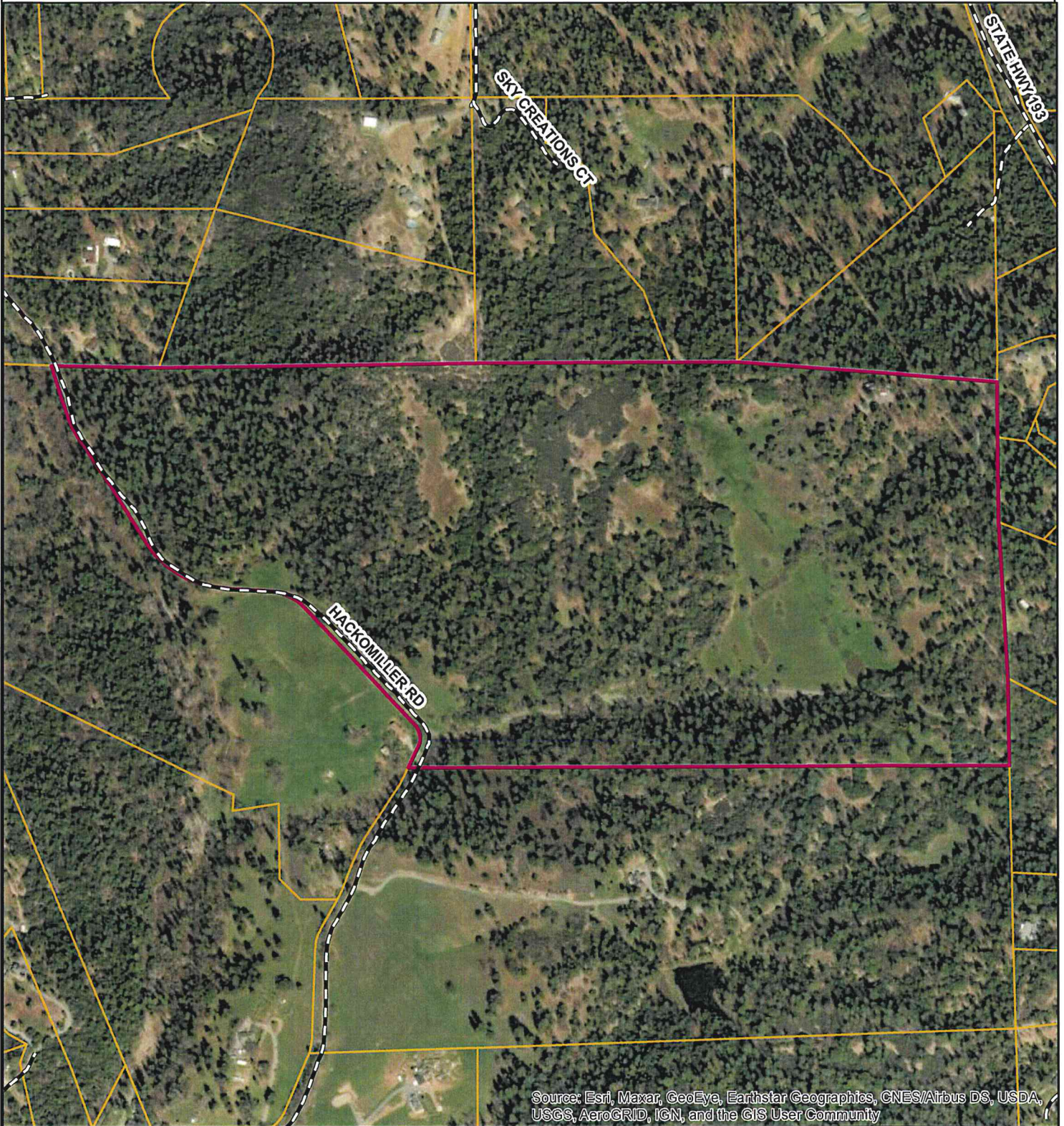


- | | | |
|---|--|--|
| Hackomiller | Josephine silt loam, 15 to 30 percent slopes | Metamorphic rock land |
| Argonaut loam, seeped variant | Josephine silt loam, 5 to 15 percent slopes | Sites clay loam, 15 to 30 percent slopes |
| Boomer-Sites loams, 15 to 30 percent slopes | Mariposa gravelly silt 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)

El Dorado County Agricultural Commission

Hackomiller



DISCLAIMER

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

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

PROJECT ID: Jackson_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
 PIONEER (530) 621-6311 FAX (530) 626-8731

Legend

- Parcel Base
- Hackomiller
- Roads

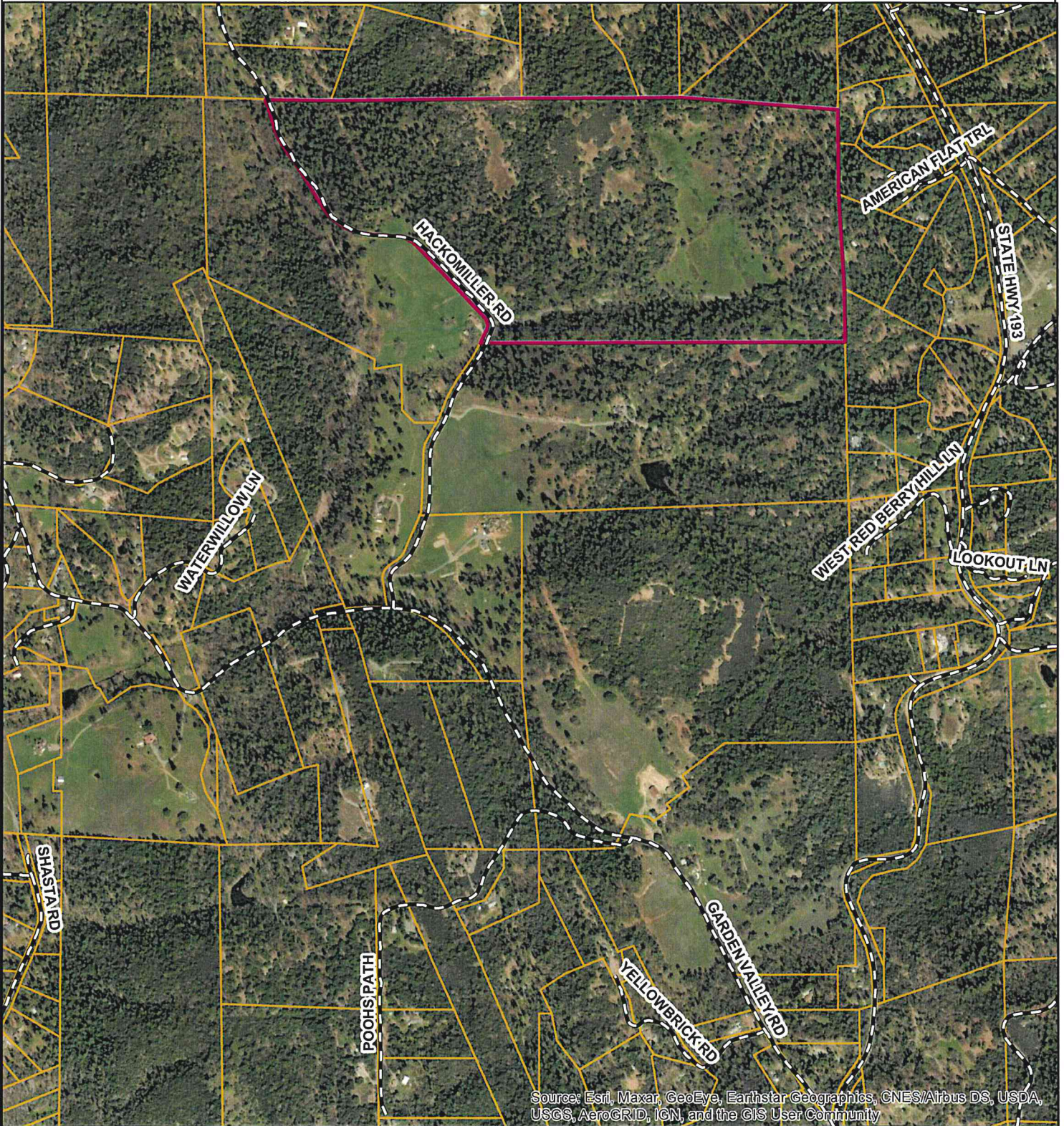


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Hackomiller



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

DISCLAIMER

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

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

PROJECT ID: Jackson_a

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731

Legend

- Parcel Base
- Hackomiller
- Roads

01000000606000606000000000

Feet

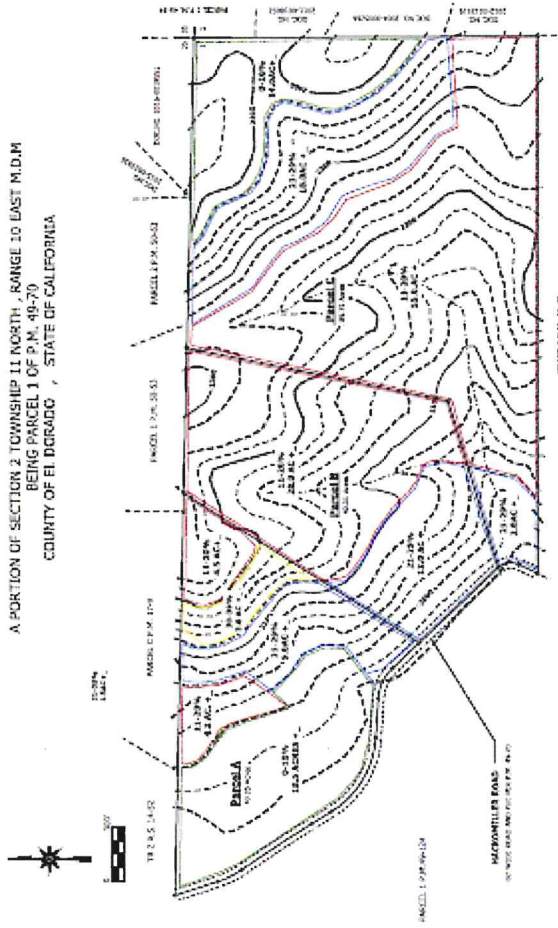
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

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



- LEGEND**
- UNIMPROVED BOUNDARY
 - UNIMPROVED BOUNDARY
 - UNIMPROVED BOUNDARY
 - UNIMPROVED BOUNDARY
 - UNIMPROVED BOUNDARY

OWNER OF RECORD:
DORADO INVESTMENTS, INC.
1000 JACARANDA BLVD.
DORADO, CALIFORNIA 92331

NAME OF APPLICANT/AGENT:
TERRY W. WOODS
11111 WOODS WAY
DORADO, CALIFORNIA 92331

MAP PREPARED BY:
DORADO INVESTMENTS, INC.
1000 JACARANDA BLVD.
DORADO, CALIFORNIA 92331

CONTROL SURVEY:
BY: TERRY W. WOODS
DATE: 11/11/11

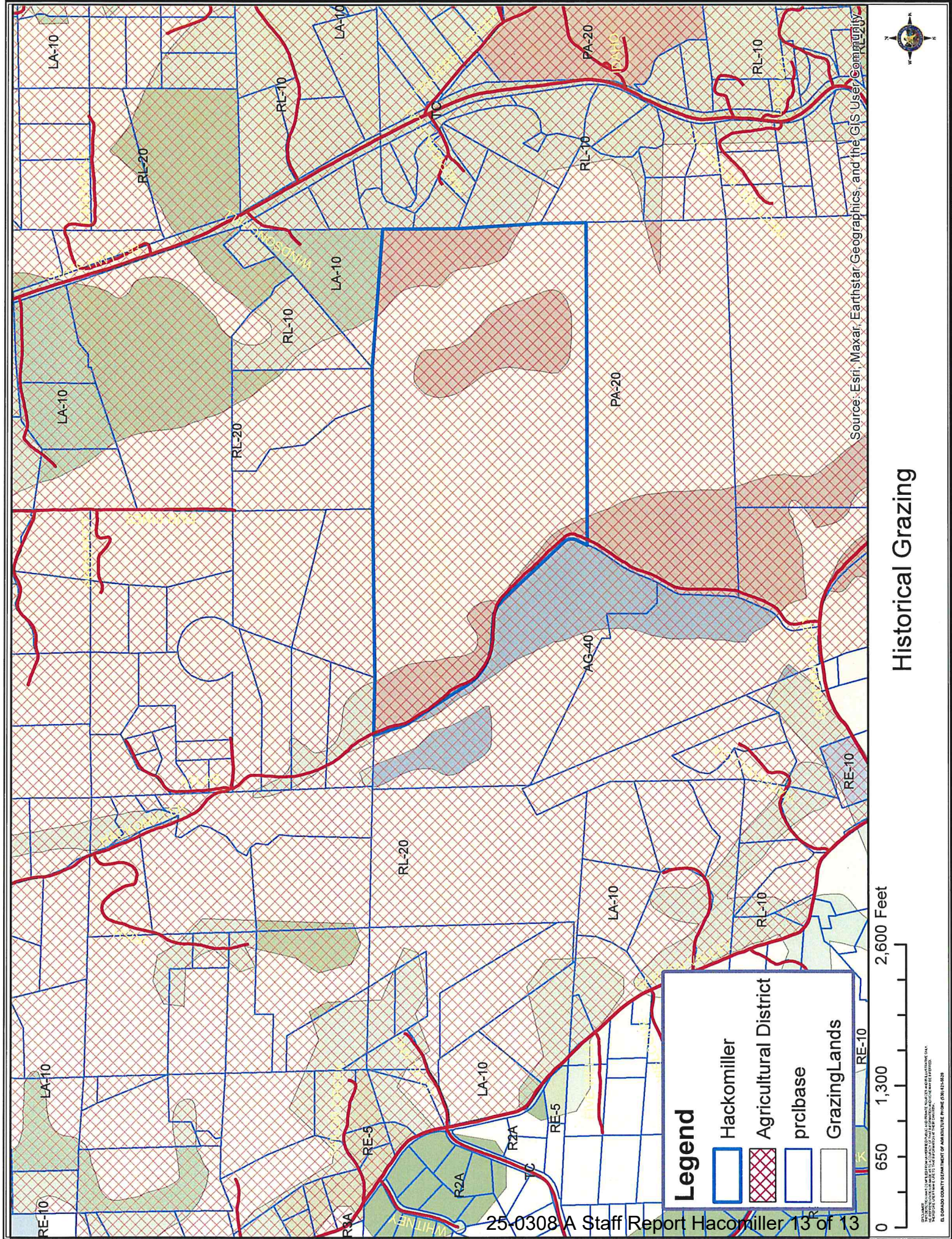
SECTION OF TOPOGRAPHY:
— 1000 JACARANDA BLVD.
DORADO, CALIFORNIA 92331

ASSESSOR'S PARCEL NUMBER:
000-011-000

TOTAL AREA:
ACRES: 1.0000

TOTAL NUMBER OF PARCELS:
4 (TOTAL)

MAP PREPARED:
NOVEMBER 11, 2011



Historical Grazing

Legend

- Hackomiller
- Agricultural District
- probase
- GrazingLands



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

ESRI, MAXAR, EARTHSTAR GEOGRAPHICS, AND THE GIS USER COMMUNITY ARE PROVIDING THIS INFORMATION AS A SERVICE TO THE PUBLIC. THE INFORMATION IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY PURPOSES NOT INTENDED BY THE PROVIDER.